	STATE OF TENNESSEE **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$175,500.00** **Affiant** Subscribed and sworn to before me, this 10 day of ~~April~~ May, **2019**. **Notary Public** **My commission expires:** _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 232414 **DEEDWARR**
05/21/2019 08:25:07 AM 2 pgs
Fees: $13.00 Taxes: $649.35

20190521-0047636

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katrina Seagraves	**NEW OWNER**	**05202020100**
625 Neelys Bend Rd		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James R. Petty, Executor of the Estate of Thomas E. Petty, and being sole beneficiary under the Last Will and Testament of Thomas E. Petty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katrina Seagraves, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 of Block A on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130 page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas E. Petty, unmarried from Daryl Spicer, married by Warranty Deed dated April 20, 2006, of record in Instrument No. 200604240046626, Register's Office for Davidson County, Tennessee. Thomas E. Petty passed away on January 19, 2019 leaving James R. Petty, Executor of the Estate of Thomas E. Petty, and sole beneficiary, by Last Will and Testament dated May 13, 2014, and was admitted to the Probate Division in the Seventh Circuit Court for Davidson County, Tennessee. Docket No. 19P-324.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as **625 Neelys Bend Rd, Madison, TN 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **18th** day of **April, 2019**.

Estate of Thomas E. Petty

BY: James R. Petty, Executor
James R. Petty, Executor

James R. Petty
James R. Petty, Individually

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAMES R. PETTY, EXECUTOR OF THE ESTATE OF THOMAS E. PETTY**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **EXECUTOR** of the **ESTATE OF THOMAS E. PETTY**, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the estate by the said **JAMES R. PETTY**, as **EXECUTOR.**

Witness my hand and seal, this **18th** day of **April, 2019**..

NOTARY PUBLIC
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Personally appeared before me, a Notary Public of said County and State, **James R. Petty**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this **18th** day of **April, 2019**..

NOTARY PUBLIC
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021