THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $657,000.00 Affiant Subscribed and sworn to before me, this 24th day of June, 2019. Notary Public My Commission Expires: October 7, 2019

OLIVIA WAGGONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Karen Johnson Davidson County
Batch# 251428 DEEDWARR
07/02/2019 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,430.90
20190702-0064350

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Barbara Gayle Norman 110 Abbottsford Nashville, TN 37215	New Owner	Tax Parcel ID No. 117-13-0B-087.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET OAKLEY, TRUSTEE OF THE PETRI TRUST DATED JULY 1, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BARBARA GAYLE NORMAN,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 110, as shown on the map entitled Phase One of Abbottsford, a Planned Unit Development, of record in Plat Book 6250, page 419-421 as amended in Book 6771, page 683 and in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICHARD J. PETRI AND WIFE, ANNETTE PETRI, by deed from GARY W. FOX D/B/A REALTY GROUP, of record in Book 7648, Page 912, dated September 8, 1988, said Register's Office.

Further being the same property conveyed to RICHARD J. PETRI AND ANNETTE PETRI, TRUSTEES OF THE PETRI TRUST DATED JULY 1, 2015, by quitclaim deed from RICHARD J. PETRI AND WIFE, ANNETTE PETRI, of record in Instrument No. 20150709-0066834, dated July 1, 2015, said Register's Office.

This is improved property commonly known as: **110 Abbottsford, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2019.

PETRI TRUST DATED JULY 1, 2015

Janet Oakley Trustee
Janet Oakley, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JANET OAKLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **PETRI TRUST DATED JULY 1, 2015** and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 27th day of June, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020