Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County
Batch# 278397 DEEDWARR
09/03/2019 11:35:04 AM 2 pgs
Fees: $13.00 Taxes: $3,755.50
20190903-0088415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,015,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2019.

Notary Public

My commission expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 12, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen Pettitt Kathleen Kelly	**NEW OWNER**	
1806 Ashwood Avenue		10416007600
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN A LASSITER AND WIFE, KRISTEL W. LASSITER,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN PETTITT AND KATHLEEN KELLY,** husband and wife, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, the Easterly 5 feet of Lot Number 138 and the westerly 55 feet of Lot Number 139 on the Plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lots adjoin and front together 60 feet on the northerly side of Ashwood Avenue and extends back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Brian A. Lassiter and wife, Kristel W. Lassiter by Warranty deed from Broadway Properties, LP of record in Instrument No. 20080801-0078934 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 1, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1806 Ashwood Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of August, 2019.

Brian Lassiter

Kristel Lassiter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Lassiter and Kristel Lassiter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of August, 2019.

Notary Public

My Commission Expires: Feb. 10, 2020

JOLYN LEVERSO
MY COMMISSION # FF959665
EXPIRES: February 10, 2020