Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 292788 DEEDWARR
09/27/2019 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190927-0098802

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 27th day of September, 2019.

Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

19-0247

Address of New Owner:	Send Tax Bills to:	Tax Information:
2112B - 11th Avenue, North	Same	081-03-4D-002.00 CO
Nashville, TN 37208		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Michael C. Petty, married,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Jason VanderVeen, unmarried,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit B, of 2112 - 11th Avenue North, a Horizontal Property Regime with Private Elements, established by a certain Declaration of Covenants, Conditions and Restrictions for 2112 - 11th Avenue North of record at Instrument No. 20180425-0039076, Register's Office for Davidson County, Tennessee, to which declaration reference is hereby made for a more complete identification and description of such unit.

Being a portion of the property conveyed to Michael C. Petty, by Quitclaim Deed dated April 23, 2018 from PPP, LLC, a Tennessee limited liability company, recorded April 23, 2018 at Instrument No. 20180423-0038132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2112B - 11th Avenue, North, Nashville, TN 37208.**

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, his heirs and assigns,

forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

This property is neither the principal residence of the Grantor, his spouse nor any of his dependents.

Witness my hand this 27th day of September, 2019.

Michael C. Petty

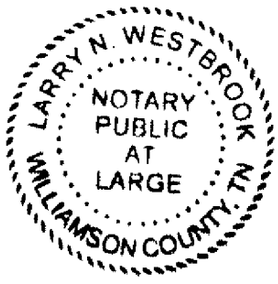
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael C. Petty, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of September, 2019.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY