WARRANTY DEED

Karen Johnson Davidson County
Batch# 317464 DEEDWARR
11/19/2019 01:50:42 PM 2 pgs
Fees: $13.00 Taxes: $4,256.85

20191119-0119430

B-VRES-19-2223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Durham Pettigrew and Sarah Grenfell Pettigrew	**FirstBank**	
(NAME) **2223 Woodmont Blvd**	(NAME) **318 Seaboard Lane, Suite 205**	**117-10-0-014.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE M. EHRENFELD AND SPOUSE, JUDD TABACK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES DURHAM PETTIGREW AND SARAH GRENFELL PETTIGREW,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 3 and the Easterly part of Lot No. 23, Block 4, on the Plan of Woodmont Estates, of record in Plat Book 974, Page 29, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the Southerly Margin of Woodmont Avenue at the corner of Lot Nos. 2 and 23; thence with the line between said Two Lots, Southerly 230 feet to the corner of Lots 3 and 23; thence with the line between Lot Nos. 2 and 3, Southerly 20 feet to the Northeast corner of the Property conveyed to Randolph M. Smith and Wife, by Deed from Beatrice Aronson Konisar, of record in Book 3035, Page 384, said Register's Office; thence with said Smith's Northerly line, North 84 degrees 15 minutes West 208.3 feet; thence North 8 degrees East 20 feet to the Southern boundary line of Lot No. 23; thence with said line, Easterly 1 foot, more or less, to the Southeast corner of the property conveyed to Wendell L. Smith by Deed from Lou Lusky and wife, of record in Book 2397, Page 397, said Register's Office; thence with said Smith's Easterly line, Northerly 230 feet to the Southerly Margin of Woodmont Avenue; thence with same, Easterly 200 feet to the beginning.

Being the same property conveyed to Jesse M. Ehrenfeld, unmarried and Judd Taback, unmarried, Tenants in Common with Rights of Survivorship by Warranty Deed from Karen V. Cassidy, unmarried, of record in Instrument No. 20160531-0054410, Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on May 31, 2016. (Value of consideration shown in aforementioned Deed $1,050,000.00)

Being also known as 2223 Woodmont Blvd., Nashville, Tennessee 37215

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 29, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1049, Page 28, as amended in Book 1809, Page 149, Register's Office for Davidson County, Tennessee.I
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, Page 859, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2223 Woodmont Blvd, Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 the 15th DAY OF NOVEMBER, 2019.

Jesse M. Ehrenfeld by Megan Paulus, Attorney-in-Fact

Jesse M. Ehrenfeld by Megan Paulus, Attorney in Fact

Judd Taback by Megan Paulus, Attorney-in-Fact

Judd Taback by Megan Paulus, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN PAULUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JESSE M. EHRENFELD AND JUDD TABACK, and who acknowledged he/she/they executed the same as the free act and deed of the said JESSE M. EHRENFELD AND JUDD TABACK.

Witness my hand and official seal, this the 15th of November, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212