WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2001.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

File Box 13
2043

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector M. Perez	SunTrust Bank	51-14-20
(NAME)	(NAME)	
701 Lemont Drive	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Ronnie E. McKay, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hector M. Perez 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 701 Lemont Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 20th day of August, 2001.

Davidson County DEEDWARR
Recvd: 08/24/01 13:51 2pgs
Fees:13.00 Taxes:370.00
20010824-0091770

Ronnie E. McKay

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie E. McKay with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett
Elizabeth E. Triplett Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 201 fronts 120.26 feet on the northerly side of Lemont Drive and extends back between lines 305 feet on the westerly side and 260.3 feet on the easterly side to a dead line in the rear on which it measures 136 feet,

Included in the above described premises by EXPRESSLY EXCLUDED THEREFROM is a portion of the above described premises having been conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Raymond Earl Carey and wife, Martha J. Carey of record in Book 4850, Page 712, Register's Office for Davidson County, Tennessee, described as follows:

Being part of Lot No. 201 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee, and described as follow:

BEGINNING at the common northerly rear corner of lots Nos. 200 and 201 as shown on said Plan; thence South 83 deg. 00'01" East 134.00 feet along the rear line of Lot No. 201 to the common rear corner of Lots No. 201 and 202; thence South 78 deg. 40' 02" West 126.24 feet along the Southerly margin of Briley Parkway to a point; thence North 12 deg. 38' 01" West 42.15 feet along the line between Lots Nos. 200 and 201 to the point of beginning and containing 0.061 acres, being a triangle.

Being the same property conveyed to Ronnie E. McKay, by deed of record in Book 8997, Page 231, Register's Office for Davidson County, Tennessee.

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