WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/02/05 14:26 2 pgs
Fees:13.00 Taxes:915.75
20050202-0012391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Carne Tasler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 29, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Perry	New Owner	Map 83-09
(NAME)	(NAME)	
1111 Gartland Avenue		Parcel 47
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	,	
(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, **DAVID WILSON AND WIFE, KORTNEY WILSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. PERRY,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN FAYETTE COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 16 and all of Lot No. 17 on the Plan of "Bellview" Judge B. D. Bell's Addition "Eastland" of record in Plat Book 332, page 109, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 and all of Lot No. 17 front together 55 feet on the northerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to David Wilson and wife, Kortney Wilson by deed from Richard Charles Bernhardt and wife, Linda Berndhardt of record in Instrument #20030319-0036133, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 109, said Register's Office.

unimproved ☐

This is improved ☒ property known as 1111 Gartland Avenue, Nashville, TN 37206

(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 our hands this 31st day of January, 2005.

David Wilson

Kortney Wilson

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 David Wilson and Kortney Wilson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2005.

Notary Public

