WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: February 23, 2008.

(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

Davidson County DEEDWARR
Recvd: 04/20/05 11:32 2 pg:
Fees:13.00 Taxes:240.50

20050420-0043895

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamallah Perron	Jamallah Perron	
(NAME)	(NAME)	
1307 North 5th Street	1307 North 5th Street	071-16-007
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050865

For and 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, **we, Joe Lewis Chunn and William Henry Smith**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jamallah Perron, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SITUATED in Davidson County, Tennessee, described as follows, to-wit:

BEING the southerly 50 feet of the northerly 100 feet of the westerly 143 feet of a lot marked "Widow Browne's Lot" as shown on the Plan of the Subdivision of the Joe Brown Estate, as of record in Book 843, Page 107, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of North 5th street and extends back between parallel lines 143 feet to a dead line.

BEING the same property conveyed to Joe Lewis Chunn and William Henry Smith by deed dated 9/9/03 from Louise Robinson of record in Instrument # 20030912013417 and rerecorded in Instrument # 200310070148353, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1307 North 5th Street, 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 18th day of April, 2005.

Joe Lewis Chunn

William Henry Smith

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Joe Lewis Chunn and William Henry Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Joe Lewis Chunn and William Henry Smith executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield~~ Hendersonville, Tennessee this 18th day of April, 2005.

Commission expires: February 23, 2008

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Mary Anne Hardaway Notary Public

F.C. WHS