27-A ½

WARRANTY DEED

STATE OF TENNESSE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/20/05 09:12 3 pgs
Fees:18.00 Taxes:721.50
20050520-0056911

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ROBIN R. FOUNTAIN
Notary Public, Oakland County, MI
My Commission Expires 07/03/2006

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah D. White & Joshua D. White	Micah D. White & Joshua D. White	118-05-0-158
(NAME) 942 Battlefield Dr.	(NAME) 942 Battlefield Dr.	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, The Estate of James L. Perkins, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Micah D. White, married and Joshua D. White, married, 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 942 Battlefield Dr., Nashville, TN 37204
(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 hand this 29th day of April, 2005.

The Estate of James L. Perkins, Sr.

By: Letyna Roberts
Letyna A. Perkins Roberts

See Also Page 2

STATE OF

COUNTY OF

State of Michigan
County of Oakland

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Letyna A. Perkins Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of May 2005.

Commission expires:

Robin R. Fountain
Notary Public

ROBIN R. FOUNTAIN
Notary Public, Oakland County, MI
My Commission Expires 07/03/2006

ROBIN R. FOUNTAIN NOTARY PUBLIC OAKLAND COUNTY MI

Estate of James L. Perkins, Sr.

by: Mildred E. Armstrong

MILDRED EDMONSON ARMSTRONG

STATE OF TENNESSE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mildred Edmonson Armstrong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of April, 2005.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2005.

Commission expires:

Sabrina Hopkins Kronk

Notary Public

SABRINA HOPKINS KRONK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 of Block "A" on the Map of Battlefield Estates, Section 2, of record in Book 843, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF TENNESSEE BY JUDGMENT RECORDED IN BOOK 5008, PAGE 904, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to James L. Perkins by Quitclaim Deed from Mildred Edmondson, an unmarried woman, executed August 31, 1994 and filed for record on September 2, 1994, in Book 9455, Page 570, Register's Office for Davidson County, Tennessee. The said James L. Perkins having since died. An order giving Mildred Edmonson Armstrong and Letyna A Perkins Roberts power to execute a deed of general warranty was filed on 04/29/05 in the Probate Court of Davidson County Tennessee in Docket Number 97P6.