WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/06 15:57 2 pgs
Fees:13.00 Taxes:580.90
20061030-0134649

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Shemika Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shemika Trinette Perkins	Shemika Trinette Perkins	133-08-0/141.00
(NAME)	(NAME)	
521 Cathy Jo Circle	521 Cathy Jo Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Richard Hlavati, a married person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shemika Trinette Perkins,** 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:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee being more particularly described as follows:

Being Lot Number 46 on the plan of Phase Ii Valley View Terrace, of record in Book 5200, Page 119 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description. Said Lot No. 46 fronts 101.48 feet on the easterly margin of Cathy Jo Circle and extends back 177.71 feet on the northeasterly line and 196.62 feet on the southerly line to a dead line in the rear, measuring 36.06 feet thereon.

Being the same property conveyed Patricia Gifford by deed dated October 3rd, 1992 and filed for record in Book No.8775, Page 494, in the Register's Office for Davidson County, Tennessee and further conveyed to JP Morgan Chase Bank as Trustee by Substitute Trustee's Deed of record dated December 14th, 2004 and filed for record in Instrument No. 20041229-0153637, in the Register's Office for Davidson County, Tennessee and further conveyed to Richard D. Hlavanti, a married person by Special Warranty Deed from JP Morgan Chase Bank as Trustee dated July 12th, 2005 and filed for record in Instrument No. 20050804-0091551, in the Register's Office for Davidson County, Tennessee.

This Property is commonly known as: 521 Cathy Jo Circle Nashville Tennessee 37211.

Subject to any and all matters as shown on the Plan of Record in Plat Book 5200, Page 119, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated between the parties.

This property has never been the marital residence of Richard Hlavanti.

unimproved ☐

This is improved ☒ property, known as 521 Cathy Jo Circle, Nashville, TN 37211
(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 25th day of October, 2006.

Richard D. Hlavati

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 Richard Hlavati the bargainor (s), 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of October, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN