WARRANTY DEED

2625
bk/186



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,999.00

Latoya Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2006.

Sarah Dreneke
Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2625

Box 18B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latoya Blair	Owner	120-6-10
(NAME)	(NAME)	
1324 Saturn Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, B. Keith Perler and wife, Melissa P. Perler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Latoya Blair, a single woman, 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Map of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for said County.

Said Lot No. 137 fronts 82.1 feet on the northerly side of Saturn Drive and runs back between lines 181.1 feet on the easterly line and 215.9 feet on the westerly line to a dead line in the rear on which it measures 61 feet, more or less.

Being the same property conveyed to B. Keith Perler and wife, Melissa P. Perler, by Warranty Deed dated February 3, 2000, from Kathleen Marie Hansen, unmarried, as of record in Instrument No. 20000209-0013355, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of B. Keith Perler and Melissa P. Perler by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20061128-0146581, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1324 Saturn Dr., Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 11/28/06 10:25 2 pgs
Fees:13.00 Taxes:370.00
20061128-0146582

Witness our hands this 16th day of November, 2006.

B. Keith Perler
By: Terry DeSelms as his Attorney-in-Fact.

Melissa P. Perler
By: Terry DeSelms as her Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of November, 2006 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of B. Keith Perler and Melissa P. Perler, and acknowledged that he executed the same as the free act and deed of the said B. Keith Perler and Melissa P. Perler, through Power of Attorney granted Terry DeSelms by the said B. Keith Perler and Melissa P. Perler.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2006.

Commission expires: November 14, 2009

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC