WARRANTY DEED

Return to: File Box 9B
First Title & Escrow Co.,Inc.
#27195

Davidson County DEEDWARR
Recvd: 12/10/07 13:48 2 pgs
Fees:13.00 Taxes:1045.25

20071210-0142383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF DECEMBER, 2007.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 25, 2010

Notary Public

MY COMMISSION EXPIRES:
STATE OF TENNESSEE (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
Stephen Cutter	ABN AMRO Mortgage Group	Map 105-13
(NAME) 1104 Lawrence Avenue	(NAME) 2600 W. Big Beaver Road	Parcel 188
(ADDRESS) Nashville, TN 37204	(ADDRESS) Troy, MI 48084	
(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, **JOSHUA E. PERRY AND WIFE, SHELLI R. YODER,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN CUTTER, 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: *as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being the east 50.0 feet of Lot No. 3 on the Plan of McAlister Property of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the north side of Lawrence Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Joshua E. Perry and Shelli R. Yoder* by deed from Grand Capital Investments, LLC of record in Instrument #20040227-0022608, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes and (b) all matters appearing on the plan of record in Book 421, page 10, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1104 Lawrence Avenue, 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 our hands this 5th day of December, 2007.

Joshua E. Perry

Shelli R. Yoder

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 Joshua E. Perry and Shelli R. Yoder, 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 5th day of December, 2007.

Commission expires:

Notary Public

