WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120026992 DEEDWARR
Recvd: 04/13/12 10:11 2 pgs
Fees:13.00 Taxes:1147.00
20120413-0031625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Haitas	New owner	104-15-0-478.00
(NAME) 141 Maultrie Park	(NAME)	
(ADDRESS) Nashville TN 37205	(ADDRESS)	
(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, I, Billy Keith Perryman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Haitas, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being the easterly 50 feet to the easterly 100 feet of the northerly 192 feet of Lot No. 22 on the plan of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 50 feet on the southerly side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to JAMES T. MCLEAN AND WIFE, CAROLE L. MCLEAN, by deed from BILLY KEITH PERRYMAN, SINGLE, of record in Book 4826, page 646 and Book 4826, page 648 and rerecorded in Book 4829, page 506, dated June 19, 1974, said Register's Office. Being furthered conveyed to BILLY KEITH PERRYMAN, SINGLE, by Quitclaim Deed from JAMES T. MCLEAN AND WIFE, CAROLE L. MCLEAN, of record in Book 4980, page 788, dated January 14, 1976, said Register's Office. Being furthered conveyed to BILLY KEITH PERRYMAN, by Quitclaim Deed from DIANE DEAN PERRYMAN, of record in Book 6213, page 298, dated December 2, 1983, said Register's Office.

This conveyance is subject to: 2012 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of Belair, as of record in Book 332, page 6, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2701 Westwood Avenue, Nashville, TN 37212
(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 10th day of April, 2012.

Billy Keith Perryman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Keith Perryman, the within named bargainor, 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 office, this 10th day of April 2012.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14