BILL GARRETT, Davidson County
Trans:T20120032200 DEEDWARR
Recvd: 05/02/12 13:57 2 pgs
Fees:13.00 Taxes:1017.50

20120502-0037718

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of ~~March~~, **2012** APRIL

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Nicole Hart	SWBC Mortgage Corporation	11604002100
(NAME) 163 Kenner Avenue	(NAME) 9311 San Pedro, Suite 100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Harold M. Perry and Joan Everitt Perry**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Nicole Hart**, 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:

Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 65 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100.

Said northerly half of Lot 65 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to the east side of Kenner Avenue, and runs between parallel lines 200 feet to the east line of Lot No. 102.

Being the same property conveyed to Harold M. Perry and wife, Joan Everitt Perry, by Warranty Deed from Tommy Eugene Moore and wife, Connie Beth Moore, dated May 5, 1967 and filed on May 8, 1967 in Book 4128, page 790, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 163 Kenner Avenue, Nashville, TN 37205

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, has 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 **30th** day of **March, 2012**

Harold M. Perry by Harold Perry Jr. as Attorney in Fact
Harold M. Perry

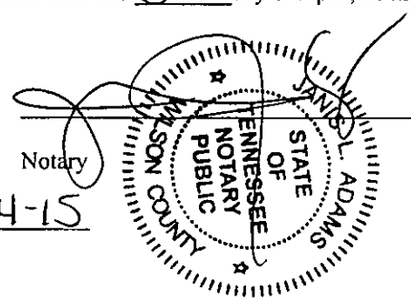
Joan Everitt Perry by Harold Perry Jr as Attorney in fact
Joan Everitt Perry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of April, 2012, before me personally appeared Harold Perry, Jr. known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Harold M. Perry and Joan Everitt Perry , and who acknowledge the she/he executed the same as the free act and deed of said Harold Perry, Jr. by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120502-0037717, said Register's Office.

Witness my hand and official seal this 30th day of April, 2012.



Notary

My Commission Expires: 5-4-15