BILL GARRETT, Davidson County
Trans:T20130088275 DEEDWARR
Recvd: 10/11/13 16:08 2 pgs
Fees:13.00 Taxes:1405.63
20131011-0107069

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $379,900.00. Affiant Subscribed and sworn to before me, this the 10th day of October, 2013. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James H. Perrenot Christie Mintz		
3901 Baxter Ave.	NEW OWNERS	061-15-0-023.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CANDACE AVERY, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES H. PERRENOT AND CHRISTIE MINTZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Resubdivision Plat, Lot No. 45 and The Southerly 11 feet of Lot 46, Maplewood Home Tract of record in Instrument Number 20130306-0022367, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Candace Avery, unmarried by Warranty Deed from Bobby T. Wilson, married of record at Instrument No. 20120724-0065121, Register's Office for Davidson County, Tennessee, dated July 20, 2012, recorded July 24, 2012.

Being the same property conveyed to Bobby T. Wilson by Warranty Deed from Sam N. Young and wife, Evelyn H. Young of record at Instrument No. 20000905-0087577, Register's Office for Davidson County, Tennessee, dated August 28, 2000, recorded September 5, 2000. See Also Notice of Pending Chapter 7 Bankruptcy in Instrument Number 20120123-0005925, dated January 16, 2012, recorded January 23, 2012 and Trustee's Deed of Real Estate in Instrument Number 20120802-0068610, Register's Office for Davidson County, Tennessee, dated June 8, 2012, recorded August 2, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3901 Baxter Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of October, 2013.

Candace Avery

Candace Avery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Candace Avery and, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of October, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public