Davidson County	DEEDWARR
Recvd: 03/10/14 13:47	3 pgs
Fees:18.00 Taxes:185.00	
20140310-0019969	

WARRANTY DEED

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Teresa Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Lee Perry	Joseph Lee Perry	05914015000
(NAME)	(NAME)	
3842 Crouch Drive	1008 A 32nd Ave. N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mitzi Allen, Administratrix of the Estate of Hattie Sue Harris**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joseph Lee Perry unmarried, and Willie Perry, married** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 192, on the plan of Resubdivision of Lot 192 on the Plan of Haynes manor Section 1 Book 3600 Page 85 R.O.D.C. And Lot 1 on the Plan of Royal Garden Estates Section 1 Book 3700 Page 29 R.O.D.C., as shown on plat appearing of record in Plat Book 4060, Page 113, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Douglas Harris and wife, Hattie Sue Harris by Warranty Deed dated from Proctor Homes, Inc. of record in Book 4072, Page 549, Register's Office for Davidson County, Tennessee. The said Douglas Harris having predeceased Hattie Sue Harris, leaving her as sole surviving tenant by the entirety. The said Hattie Sue Harris died intestate on 03/22/2013, see Order to Approve Contract For the Sale of Real Estate as evidenced in Probate No. 13P-1465 File January 20, 2014, in the Office of the Clerk for the Probate Court, for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject All matters as set forth per Plat Book 4060, Page 113, said Register's Office. Restrictive Covenants of record in Book 3829, Page 720, as amended of record in Book 3840, Page 404, said Register's Office. and County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3842 Crouch Drive, Nashville, TN 37207

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this ~~7th~~ 10th day of March, 2014.

MITZI ALLEN, ADMINISTRATRIX OF THE ESTATE OF
HATTIE SUE HARRIS

Mitzi Allen, Administratrix

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitzi Allen the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal, this 10th day of March, 2014.

Notary Public
My Commission Expires:
01-18-17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Tammy McCauley** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-20-15

Notary' Seal (if on paper)

