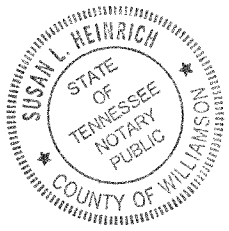
Davidson County	DEEDWARR
Recvd: 08/11/14 16:13	2 pgs
Fees:13.00 Taxes:262.70	
20140811-0072458	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of July 2014

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bradley Scott, LLC	New Owner	09109014700
(NAME)	(NAME)	
615 Eastboro Dr		
(ADDRESS)	(ADDRESS)	
TN Nashville 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seventy-One Thousand And No/100 Dollars ($71,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Wayne Perry and wife, Mary A. Perry**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradley Scott, LLC**, 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:

A certain tract or parcel of land, formerly in the 8th Civil District of Davidson County, Tennessee, described according to the records in the Tax Assessor's Office, Map 91-9, parcel 147, of Davidson County, Tennessee, as follows:

BEGINNING at a point in the westerly margin of Eastboro, 242 feet south of the southerly margin of Deal Avenue; thence to the right around a curve, 314. feet to a point; thence westwardly 165 feet to a point; thence southwardly 53 feet to a point and eastwardly 185 feet to a point in the westerly margin of Eastboro Drive; thence with the westerly margin of Eastboro Drive, northwardly 80 feet to the point beginning.

BEING the same property conveyed to John Wesley Perry and wife, Mary Mildred Perry by Installment Deed from M.L. Levitan and wife, Rose F. Levitan dated February 4, 1969 of record in Book 4473, page 579, Register's Office of Davidson County, Tennessee. The said Mary Mildred Perry having since died, the property is vested in John Wesley Perry as the surviving tenant by the entirety. The said John Wesley Perry having since married and quitclaimed the property to John Wayne Perry and wife, Mary Ann Perry, dated April 15, 1980, of record in Quitclaim Deed of record in Book 5592, page 586, Register's Office for Davidson County, Tennessee. Mary Ann Perry and Mary A. Perry (3) are one and the same person.

File Number: GRN-140790

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 615 Eastboro Dr, Nashville, TN 37209

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 25 day of July 2014.

John Wayne Perry

Mary A Perry

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 John Wayne Perry & Mary A. Perry the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of July 2014.

Notary Public

Commission Expires: 8/29/2017

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017