Davidson County DEEDWARR
Recvd: 09/15/14 15:27 2 pgs
Fees:13.00 Taxes:1387.50
20140915-0084421

WARRANTY DEED

D. MACKEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-17-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Sept, 2014

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2014-0778

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T A Properties, LLC	New Owner	105-13-217-00
(NAME)	(NAME)	
4301 Parkview Circle		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(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, WE, **The Estate of Delores Earnestine Perry,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T A Properties, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of W. A. Gilmore's Sub of Lots No. 23 and part of No. 22 in W.L.B. Lawrence's Plan, of record in Book 161, Page 160, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 71 feet on the north side of Caruthers Avenue and extends back 174.57 feet on the east line and 176.14 feet on the west line to a dead line which measures 71 feet thereon.

Being the same property conveyed to Delores F. Perry by Warranty Deed from Viola Ford Cooper, of record in Book 5810, Page 989, Register's Office for Davidson County, Tennessee, dated October 8, 1981 and recorded on October 26, 1981. The said Delores F. Perry having since died September 12, 2013, see Probate Docket No. 13P1763 in the Seventh Circuit Court for Davidson County, Tennessee, wherein under the Last Will and Testament said property is to be put on the market for sale with proceeds to be divided equally between all remaining living children and the Personal Representative was given full power and authority to sell, transfer and convey property.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. 2014 a lien, not yet due and payable. Subject to all matters shown on the Map of record in Book 161, Page 160, Register's Office for Davidson

County, Tennessee. Sewer Easement to the City of Nashville of record in Book 1081, Page 161, in the Register's Office for Davidson County, Tennessee.

This property, known as 1014 Caruthers 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 my/our hand(s) this 12th DAY OF Sept., 2014.

The Estate of Delores Earnestine Cynthia Perry

BY: _____

Cynthia Delores Perry, Personal Representative

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia Delores Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.
Witness my hand and official seal, this the 12th day of September, 2014.

_____
Notary Public My Commission Expires: 9/5/16 (SEAL)

Kenda Cloyd

True Copy Certification

I, ~~Yvette Meldrum~~, 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.

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016

_____
Signature – ~~Yvette Meldrum~~

State of Tennessee
County of Williamson

Kenda Cloyd

Personally appeared before me, the undersigned, a notary public for this county and state, ~~Yvette Meldrum~~ 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: 10/17/16