WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017102 DEEDWARR
Recvd: 03/10/15 09:03 2 pgs
Fees:13.00 Taxes:314.50
20150310-0020224

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 2.28.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ifeyinwa V. Perpall	Ifeyinwa V. Perpall	150-06 130.00
(NAME)	(NAME)	
2921 Woodymore Court	2921 Woodymore Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, I, Celesta D. Turner, also known as Celeste D. Turner, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ifeyinwa V. Perpall**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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 16-A, WOODYMORE HEIGHTS, SECTION 2, ZONE LOT DIVISION OF LOT NOS. 16 AND 17, as shown on plat of record in Book 5200, page 645, amended in Book 6900, page 156, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Celeste D. Turner, by Warranty Deed from Scott Whelan and Nila Whelan, husband and wife, dated April 23, 2007, of record in Instrument No. 20070425-0049483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 5200, page 645, amended in Book 6900, page 156, Register's Office for Davidson County, Tennessee, and Restrictions of record in Book 6534, page 872; Book 6536, page 329 and Book 6964, page 617, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2921 Woodymore Court, Antioch, TN 37013

(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 hand this 26 day of February, 2015.

Celesta D. Turner

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Celesta D. Turner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Gilbert, Arizona, this 26 day of February, 2015.

Notary Public

My Commission Expires:
01/19/2017

TIA HANCOCK
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 19, 2017