File Box 8

BILL GARRETT, Davidson County
Trans:T20150039363 DEEDWARR
Recvd: 05/20/15 14:14 2 pgs
Fees:13.00 Taxes:1942.50
20150520-0046688

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57447
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gregory S. Perrone Carolyn Perrone 117 Brook Hollow Road Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 12903003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis M. Schmalzer, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory S. Perrone and Carolyn Perrone, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 52 B on the Plan of Westmeade Farms Section 1, Resubdivision of Lot Nos. 51 and 52 of record in Book 2900, page 133, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Louis M. Schmalzer by Warranty Deed from Allan H. Bailey and wife, Nancy V. Bailey, dated January 15, 1997 and recorded on January 16, 1997 of record in Book 10321, page 54, Register's Office for Davidson County, Tennessee.

Kem Schmalzer, spouse of Louis M. Schmalzer, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, page 133, said Register's Office, which Plan shows a 100, foot minimum building setback line from East Valley Road and Brook Hollow Road, and a 10 foot easement for public utility purposes along the southerly line(s) of said lot.

This is improved property, known as 117 Brook Hollow Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2015.

Louis M. Schmalzer

Kem Schmalzer

State of Tennessee

County of Davidson

On this 15th day of May, 2015, before me the undersigned authority, personally appeared Louis M. Schmalzer and Kem Schmalzer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2015.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018