NEW OWNER:

Zanuyion Wooten
305 Fannin Drive
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0336

Map 018 Group 12-0 Parcel 040.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150041426 DEEDWARR
Recvd: 05/28/15 13:54 2 pgs
Fees:13.00 Taxes:639.73
20150528-0049256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Two Thousand Nine Hundred and 00/100 Dollars ($172,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL B. PERRY, married** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ZANUYION WOOTEN, a married man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Plat Book 2900, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael B. Perry, unmarried, by Warranty Deed from Robert L. Pasco, unmarried, dated January 15, 2002, and of record Instrument No. 20020117-0007516, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 305 Fannin Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **May, 2015**.

MICHAEL B. PERRY

KRISTY PERRY, joins in this conveyance to convey any martial interest or other interest that she may have in the above referenced property

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MICHAEL B. PERRY AND KRISTY PERRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 21st day of **May, 2015**.

NOTARY PUBLIC

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **172,900.00** .

AFFIANT

Sworn to and subscribed to before me 22 day of **May, 2015**.

NOTARY PUBLIC

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

My commission expires: 6/19/18