WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055926 DEEDWARR
Recvd: 07/10/15 10:11 2 pgs
Fees:13.00 Taxes:42.55
20150710-0067174

Y-FSBO-15-2609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Lee Perry and Jannie Carter Williams		
(NAME)	(NAME)	
1008A 32nd Avenue N	**1008A 32nd Avenue N**	**092-02-0-193.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HERBERLENE NESBITT BLAIR,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH LEE PERRY AND JANNIE CARTER WILLIAMS, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 113 on Block 6 on the Plan of Heffernan Place of record in Plat Book , Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property is subject to easement set out in the decree in the Circuit Court under Rule No. A 4706, a certified copy of which is of record in Book 4261, page 941, said Register's Office.

Being the same property conveyed to Herbert Nesbitt and Herberlene Nesbitt by Installment deed from Julia L. Mallernee, a widow and Jack L. Cohen and wife, Bessie D. Cohen of record in Book 4598, page 350, Register's Office for Davidson County, Tennessee, dated May 3, 1972 and recorded on May 3, 1972. The said Herbert Nesbitt having since died on February 9, 2000, leaving a Last Will and Testament, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and assigned Docket No. 01P-310. In accordance with the provisions of the Last Will and Testament the interest held by the deceased in the above referenced and described real estate was bequeathed to Herberlene Nesbitt Blair. Affidavit of Inheritance of record in Instrument No. 20020604-0067213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4261, Page 941, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is unproperty known as: **2609 Alameda Street , Nashville, Tennessee** .

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF JULY, 2015.

Herberlene Nesbitt Blair

Herberlene Nesbitt Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERLENE NESBITT BLAIR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212