BILL GARRETT, Davidson County
Trans:T20150077924 DEEDWARR
Recvd: 09/14/15 12:49 2 pgs
Fees:13.00 Taxes:1265.40
20150914-0093001

WARRANTY DEED

File #15411

STATE OF TENNESSEE ~~PA~~
COUNTY OF DAVIDSON ~~CHESTER~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 9.1.19

(AFFIX SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jennifer Coyle, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires Sept. 1, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dortha G. Travis	Same as new owner	-181-03-0A-309.00-CO
(NAME)	(NAME)	
8252 Tapoco Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Leonard Perrone and Margaret Perrone,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dortha G. Travis, a single woman** HEREINAFTER CALLED THE GRANTEE, HIS 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 Nos. 122 and 123 on the Plan of Phase Two Addition to Indian Creek RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20070720-0086788, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leonard Perrone and Margaret Perrone by Quitclaim deed from Leonard Perrone and Margaret Perrone of record in Instrument No. 20110720-0055573 Register's Office for Davidson County, Tennessee, dated July 20, 2011 and recorded on July 20, 2011.

Being also known as 8252 Tapoco Lane Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is ☒ property, known as 8252 Tapoco Lane, Brentwood, TN 37027
improved

(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 10th day of September, 2015.

Leonard Perrone

Margaret Perrone

STATE OF ~~TENNESSEE~~ PA

COUNTY OF ~~Davidson~~ Chester

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leonard Perrone and Margaret Perrone, the bargainor, with whom I am personally acquainted, (or proved to me her identity 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 at office, this 10th day of September, 2015.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jennifer Coyle, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires Sept. 1, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: 9/1/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206