27728-8

Box 14

return to:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville TN 37204

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150083010 DEEDWARR
Recvd: 09/30/15 08:58 2 pgs
Fees:13.00 Taxes:2072.00
20150930-0099094

W & I Ref: (DM) Title No.: 57851
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kimberly Perrett Benjamin D. Perrett 2703 Brightwood Avenue Nashville, TN 37212	OWNERS

TAX MAP PARCEL NUMBERS: 11704015200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$560,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John David Hall, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly Perrett and Benjamin D. Perrett, wife and husband,** 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. 122 on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to John David Hall, unmarried, by Warranty Deed from Roy O. Elam IV and wife, Anne T. Thompson Elam, dated July 2, 2009 and recorded on July 7, 2009, of record in Inst. NO. 20090707-0063237, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 101, said Register's Office.

This is improved property, known as 2703 Brightwood Avenue, Nashville, TN 37212

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 29th day of September, 2015.

John David Hall

State of Tennessee

County of Davidson

On this 29th day of September, 2015, before me the undersigned authority, personally appeared John David Hall, 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. FEY
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: $560,000.00.

Kathy Goodson
Affiant

Sworn and subscribed before me this 29th day of September, 2015.

Anna Agee
Notary

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-8-18