WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105705 DEEDWARR
Recvd: 12/15/15 10:20 2 pgs
Fees:13.00 Taxes:92.50
20151215-0125887

O-FSBO-15-1738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Jannie Carter Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2015.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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	NEW OWNER	
(NAME) **1008- A 32nd Avenue N**	(NAME)	**081-11-0-315.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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 **WILLIE THERESA SOWELL, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH LEE PERRY, UNMARRIED, AND JANNIE CARTER WILLIAMS, UNMARRIED, AS TENANTS IN COMMON,** 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 the northerly 33 1/3 feet of the southerly 66 2/3 feet of Lot No. 291 on the Plan of McGavock Wetmore and Others' Second Addition to the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 291 fronts 33 1/2 feet on the easterly side of 16th Ave. North, formerly Hendershott Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Willie Theresa Sowell by Quitclaim deed from Herberlene Nesbitt Blair, a single individual of record in Instrument No. 20020828-0104030 Register's Office for Davidson County, Tennessee, dated August 25, 2002 and recorded on August 28, 2002.

Being a part of the same property conveyed to Willie Theresa Sowell by Affidavit of Inheritance from Janie Nesbitt Bowers, Executrix of the Estate of Herbert Nesbitt, deceased of record in Instrument No. 20020604-0067216, Register's Office for Davidson County, Tennessee, dated May 22, 2002 and recorded on June 4, 2002.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1738 16th Avenue North, Nashville, Tennessee 37208-2002**.

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 11th DAY OF DECEMBER, 2015.

Willie Theresa Sowell

Willie Theresa Sowell

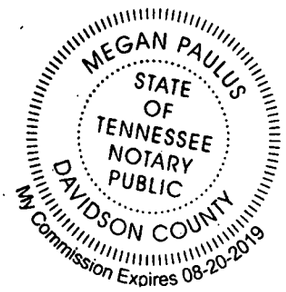
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE THERESA SOWELL, 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 11th of December, 2015.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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