BILL GARRETT, Davidson County
Trans:T20160019675 DEEDWARR
Recvd: 03/10/16 10:28 2 pgs
Fees:13.00 Taxes:1848.15
20160310-0022970

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

Mail to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $499,500.00.

Pamela Tennee
Affiant

Subscribed and sworn to before me, this 29th day of February, 2016.

RWalters
Notary Public
My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

05-1601-66781

Address of New Owner:	Send Tax Bills to:	Tax Information:
Harold Pillow Perry 1915 Truett Nashville TN 37206	MIG 8320 East Walker Springs Knoxville TN 37923	(PART OF) 083-06-0-388.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna L. Harrison and Duane E. Harrison, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Harold Pillow Perry and Jennifer Gail Rattazzi**, hereinafter called the Grantees, their successors 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, described as Unit B of Truett Avenue Homes, located in Nashville, Tennessee, as established and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument #20150507-0041925, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Truett Avenue Homes, contained in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #20150507-0041925, said Register's Office and By-Laws appended thereto the Declaration recorded in Instrument #20150507-0041925, said Register's Office as incorporated herein and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Jonathan R. Perry and wife, Laura Perry by deed from Mats P. Jalmhagen, unmarried, dated July 31, 2012, recorded August 3, 2012, of record in Instrument No. 20120803-0068819, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Donna L. Harrison and Duane E. Harrison, wife and husband by deed from Jonathan R. Perry and wife, Laura Perry, dated March 11, 2015, recorded March 16, 2015, of record in Instrument No. 20150316-0022075, Register's Office for Davidson County, Tennessee.

This instrument is executed pursuant to a power of attorney of record in Instrument No.: 20160226-0018558, Register's Office for Davidson County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1915 Truett, Nashville, TN 37206.

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, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of February, 2016.

Donna L. Harrison

Duane E. Harrison, by Donna L. Harrison his attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donna L. Harrison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of February, 2016.

State of Tennessee at Large

My Commission expires: 4/17/2016

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donna L. Harrison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Duane E. Harrison** and that she is authorized by **Duane E. Harrison** to execute this instrument on his behalf.

Witness my hand in Hendersonville, TN, this 29th day of February, 2016.

Notary Public at Large

My commission expires: 4/17/2016

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY