WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160039106 DEEDWARR
Recvd: 05/11/16 08:52 2 pgs
Fees: 13.00 Taxes: 906.50
20160511-0046618

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Faye C. Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Faye C. Kay	Faye C. Kay	Parcel ID:
159 Stoners Glen Drive	159 Stoners Glen Dr.	075150A15900
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN 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, we

The Estate of Raymond P. Perryman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Faye C. Kay , unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot/Unit No. 159, First Revision Stoners Glen, Phase Two, as shown by plat of record in Instrument 20001208012107 5 and corrected in Instrument 20010117-0005055 and Instrument 20010109-0002802, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Raymond P. Perryman and wife, Mary E. Perryman by deed from Mary R. Montgomery, of record in Instrument 20040930-0117853, dated September 29, 2004, Register's Office for said County. The said Mary E. Perryman died June 8, 2013 leaving Raymond P. Perryman as tenant by the entirety. Raymond P. Perryman died February 23, 2016. The Grantors herein execute this instrument as Devisees Under the Will of Raymond P. Perryman.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20000526-0052723 amended in Instrument 20001215-0123565; 20020115-00006136; and 20040115-0006286, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001208012107 5 and corrected in Instrument 20010117-0005055 and 20010109-0002802, said Register's Office.

Power of Attorney of record in Instrument 20160511-0046617, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 159 Stoners Glen Drive, Hermitage, TN 37076

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 May, 2016.

The Estate of Raymond P. Perryman

BY: Raymond Edward Perryman
Raymond Edward Perryman
Devisee

BY: Brenda Agee
Brenda Agee
Devisee

BY: Glenda P. Baldwin by Raymond Edward Perryman AIF
Glenda P. Baldwin
Devisee, by Raymond Edward Perryman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Edward Perryman and Brenda Agee, Devisees under the Will of Raymond P. Perryman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she are Devisees of under the Will of Raymond P. Perryman and as such Devisees he/she are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Raymond Edward Perryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Glenda P. Baldwin, Devisee under the Will of Raymond P. Perryman as his/her/their Attorney in Fact as the free act and deed of the within named Glenda P. Baldwin, Devisee under the Will of Raymond P. Perryman.

Witness my hand and official seal at Nashville, Tennessee the 10th day of May, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.