Davidson County DEEDWARR
Recvd: 08/03/16 09:03 2 pgs
Fees:13.00 Taxes:407.00
20160803-0079968

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2016.

Notary Public

My commission expires 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills to:	Tax Information
Habitat for Humanity of Greater Nashville	New Owner	096-16-0-016-00
2950 Kraft Drive ste 100		
Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean Successor Trustee of The 3332 Percy Priest Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Habitat for Humanity of Greater Nashville,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hickory Bend, Section 5 of record in Plat Book 3600, Page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 80 feet along the northwesterly margin of Percy Priest Drive and runs back 140 feet on the northeasterly line and 140 feet on the southwesterly line to a line at the rear measuring 80 feet thereon.

Being the same property conveyed to Trey Cain Trustee of The 3332 Percy Priest Drive Trust by Warranty Deed from Martha F. Ramsey, dated July 6, 2016 in Instrument Number 20160719-0074011, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe L. Ramsey and wife, Martha F. Ramsey by warranty deed from Fred H. Gregory and wife, Sandra M. Gregory of record in Book 4434, page 780, Register's Office for Davidson County, Tennessee, dated 07/22/1970 and recorded on 07/29/1970. (Value or consideration shown in aforementioned deed $20,157.14.) The said Joe L. Ramsey is now deceased.

Being also known as 3332 Percy Priest Drive Nashville, Tennessee 372143906.

This property is improved property known as 3332 Percy Priest Drive, Nashville, TN, 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 07/27/16.

The 3332 Percy Priest Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda Dean Successor trustee of **The 3332 Percy Priest Trust** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Successor Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 07/27/16.

_____
Notary Public

My Commission expires: 5-5-19

EMMALYN G HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

FILE NO: 2016074624

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-24-17
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.