BILL GARRETT, Davidson County
Trans:T20160085257 DEEDWARR
Recvd: 09/28/16 13:02 2 pgs
Fees:13.00 Taxes:166.50
20160928-0102269

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this the 26th day of September, 2016.

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Maxwell, III Martha Frances Maxwell 1209 Hawkins Street Nashville, TN 37203	New Owner	92-2-193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joseph Lee Perry and Jannie Carter Williams, tenants in comon with right of survivorship tenants in common with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frank Maxwell, III and Martha Frances Maxwell, husband and wife**, 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:

Land in Davidson County, Tennessee, and being part of Lot No. 113 on Block 6 of Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County, and being more fully described as follows, to-wit:

BEGINNING at a point in the southerly margin of Alameda Street, at the northwest corner of the property condemned by the State of Tennessee, a certified copy of the decree of condemnation being of record in Book 4261, Page 941, said Register's Office; thence with the margin of said Street, easterly 42.32 feet to the northeasterly corner of Lot No. 113; thence with the easterly line of said lot, southerly 140 feet to a point in the northerly margin of an alley; thence with the alley westerly 50 feet to the common southerly corner of Lots Nos. 113 and 114; thence with the line between said lots, northerly 130.01 feet to the southerly corner of the property taken by the State of Tennessee above referred to; thence North 29 deg. 13 min. 43 sec. west along the southwesterly boundary of said property, 12.50 feet to the point of beginning.

SAID property is subject to easement set out in the decree in the Circuit Court under Rule No. A 4706, a certified copy of which is of record in Book 4261, Page 941, said Register's Office.

Being the same property conveyed to Joseph Lee Perry and Jannie Carter Williams, tenants in common with right of survivorship by Warranty Deed from Herberlene Nesbit Blair, dated July 6, 2015, recorded July 10, 2015, of record in Instrument No. 20150710-0067174, as corrected in Instrument No. 20160921-0099579, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Herbert Nesbitt and Herberlene Nesbitt by Installment Deed from Julia L. Mallernee, a widow, and Jack J. Cohen and wife, Bessie D. Cohen, dated April 15, 1972, recorded May 3, 1972, of record in Book 4598, page 350, said Register's Office. The said Herbert Nesbitt having since died on February 9, 2000, leaving a Last Will and Testament, Seventh Circuit Court for Davidson County,

Tennessee, Probate Division, and assigned Dockett No. 01P-310, and in accordance with the provisions of said Last Will and Testament, the interest held by Herbert Nesbitt was bequeathed to Herberlene Nesbitt Blair. See Also Affidavit of Inheritance of record in Instrument No. 20020604-0067213, said Register's Office.

This is ☐ Improved OR ☒ Unimproved property located at: 2609 Alameda Street, Nashville, TN 37208

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2016.

Joseph Lee Perry

Joseph Lee Perry

Jannie Carter Williams

Jannie Carter Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joseph Lee Perry and Jannie Carter Williams**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of September, 2016.

Amanda Vaughn

Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY