WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160105233 DEEDWARR
Recvd: 11/30/16 10:07 2 pgs
Fees:13.00 Taxes:1228.40
20161130-0125551

B-KW-16-1815-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

NATHAN KEITH
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)
Jeboria K. Scott and Demond B. Scott	**US Bank Home Mortgage**	
(NAME)	(NAME)	**81-15-439.00**
1815 Heiman Street	**4801 Frederica St.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Owensboro, KY 42301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH L. PERRY, UNMARRIED AND JANNIE CARTER WILLIAMS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEBORIA K. SCOTT AND DEMOND B. SCOTT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 50 on the Plan of George Shields Addition to North Nashville, of record in Plat Book 57, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph L. Perry and Jannie Carter Williams by Warranty Deed from Murry Dowell Barnes and Shirley Dowell Stuart and Margaret Dowell Curtis and Fred Lee Dowell and Michael T. Dowell and Deborah Flemming and Pleas Dowell, Jr. and Tyrone Dowell and Judith Dowell and Vanorian Taylor and Deborah Adeyemi and Regina Smith and Katherine Bolding, recorded December 8, 2015 in Instrument No. 20151208-0123394, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 62, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1815 Heiman Street, Nashville, Tennessee 37208**.

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 28th DAY OF NOVEMBER, 2016.

Joseph L. Perry by Jannie Williams, Attorney in Fact

Joseph L. Perry by Jannie Williams, Attorney in Fact

Jannie Carter Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANNIE WILLIAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH L. PERRY, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH L. PERRY.

Witness my hand and official seal, this the 28th of November, 2016.

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

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANNIE CARTER WILLIAMS, 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 28th of November, 2016.

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

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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