PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170003154 DEEDWARR
Recvd: 01/12/17 10:04 2 pgs
Fees:13.00 Taxes:281.20
20170112-0003557

W & I Ref: (RF) Title No.: 58722
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sharme Perucchini 83 B Maury Street Nashville, TN 37210	PrimeLending, a PlainsCapital Company 18111 Preston Road, Suite 900 Dallas, TX 75252

TAX MAP PARCEL NUMBERS: 09316011600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$76,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Reilly, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sharme Perucchini, a single woman,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being the North 26 feet of Lot No. 117 on the plan of Maury and Claiborne's Addition, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said part of said Lot No. 117 fronts 26 feet on the East side of Maury Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Joseph Reilly by Warranty Deed from Mark Donald Crofford, married and Nicole Hill, unmarried, dated November 14, 2014 and recorded on November 18, 2014 of record in Instrument No. 20141118-0106158, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 21, pages 84 and 85, said Register's Office.

This is improved property, known as 83 B Maury Street, Nashville, TN 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of December, 2016.

Joseph Reilly

State of Tennessee

County of Davidson

On this 27th day of December, 2016, before me the undersigned authority, personally appeared Joseph Reilly, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $76,000.00.

Affiant

Sworn and subscribed before me this 27th day of December, 2016.

Notary

My Commission Expires: _____

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2019