WARRANTY DEED

ED TIGNOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2017

Notary Public

MY COMMISSION EXPIRES : 5/8/18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Perry	**Allen Perry**	
(NAME) 1725 Stokes Lane	1725 Stokes Lane	133-06-0-054
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/13/17 16:11 3 pgs
Fees:18.00 Taxes:638.25
20170113-0004463

FOR AND 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,

Jessica McDonald, Jacqueline McDonald and Jeremiah McDonald (a minor, by Sonja E. McDonald his appointed Guardian)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allen Perry and Leah Perry, 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:

Being Lot Nos. 13 and 14 on the map of D.M.Mincy's Addition to Flat Rock, as of record in Book 547, page 24, Davidson County TN Register's Office, to which reference is made for a complete description thereof.

Being the same property conveyed to John Daniel McDonald, (deceased) by Quitclaim Deed from Dewey McDonald, widower, dated 3/18/2003 and recorded in Instrument No. 20030319-0036242 in the Davidson County, TN Register's Office. Being further conveyed to Jessica McDonald, Jacqueline McDonald, and Jeremiah McDonald, children of John McDonald, by Agreed Order in the Seventh Circuit Court for Davidson County, TN Probate Division. Document recorded on 2/26/2007 in Instrument No. 20070226-0023429 in said Register's Office. Court Approval of the sale of the subject property by The Seventh Circuit Court of Davidson County, Tennessee Probate Division, Docket No. 06P249, and that Sonja E. McDonald, Guardian of the property for Jeremiah McDonald, a minor, has the authority to execute all documents to effect the closing.

unimproved ☐
This is improved ☒ property, known as **3507 Sanford Ave, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this **13th day of January, 2017.**

Jessica McDonald **Jacqueline McDonald**

Jeremiah McDonald by Sonja E. McDonald, guardian for the minor

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **Jessica McDonald and Jacqueline McDonald** the within named Seller(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.

Witness my hand and seal at office on **13th day of January, 2017.**

Notary Public. My Commission Expires: 5/8/18

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TN

County of Wilson

On this 13th day of January 2017, before me personally appeared **Sonja E. McDonald** 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 Jeremiah McDonald, a minor, and who acknowledged that she executed the same as the free act and deed of Jeremiah McDonald as his legal court appointed guardian. Witness my hand and seal, at office, this 13th day of January, 2017.

Notary Public

My Commission Expires: 5/8/18

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I Lauren Buttrey, do hereby make oath that I am 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.

Lauren Buttrey
Signature

State of TN

County of Wilson

Personally appeared before me, Ed Tignor, a notary public for this county and state, Lauren Buttrey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ed Tignor
Notary's Signature

My Commission Expires: 5/8/18
Notary' Seal (if on paper)

