Davidson County DEEDWARR
Recvd: 02/28/17 15:30 4 pgs
Fees:23.00 Taxes:2070.15
20170228-0019951

#33497

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC #33497**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $559,500.00. Affiant Subscribed and sworn to before me this 28th day of February, 2017. Notary Public My Commission Expires:

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owners:	**Send Tax Bills To:**	**Tax Information:**
Pamela Perez Popkin and Lisa Perez 2517 West Linden Avenue Nashville, TN 37212	New Owners	Map and Parcel No.: 104 15 0 307 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn W. Schott**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Pamela Perez Popkin, married, and Lisa Perez, unmarried ("Grantees") as joint tenants with rights of survivorship, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2517 West Linden Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 28th day of February, 2017.

Carolyn W. Schott

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carolyn W. Schott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2017.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being the Easterly 1/2 of Lot No. 38 on the plan of Belair, of record in Book 332, page 6, Register's Office for said County.

Said portion of Lot No. 38 fronts 50 feet on the Southerly margin of W. Linden Avenue, formerly Sunset Avenue and extends back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Carolyn W. Schott and Gary W. Schott, wife and husband, by deed dated November 8, 2001 from Jonathan E. May and Yolanda M. Ricci of record in Instrument No. 20011114-0124960, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 16, 2016 of record in Instrument No. 20160901-0091697, Register's Office for Davidson County, Tennessee, Gary W. Schott conveyed his interest in subject property to Carolyn W. Schott.

This conveyance is made subject to:

1. Taxes or special assessments which are not shown as existing liens by the public records.
2. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 104 15 0 307 00.
3. All matters appearing on the Plan of record as Book 332, page 6, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20050919-0112030, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

