Davidson County DEEDWARR
Recvd: 03/27/17 10:21 4 pgs
Fees:23.00 Taxes:1147.00
20170327-0029453

#33519

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33519-02-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 24th day of March, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Bich-Thuan H Vo 2814 B Westwood Avenue Nashville, TN 37212	**Send Tax Bills To:** Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 104 14 0 123 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, **Kimmy L. Perryman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bich-Thuan H Vo** ("Grantee"), a single woman, her 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 2814 B Westwood Avenue, Nashville, TN 37212.

This property is not now nor has it ever been the marital residence of Grantor.

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

And Grantor covenants that he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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 24th day of March, 2017.

Kimmy L. Perryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimmy L. Perryman, 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, at office, this 24th day of March, 2017.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30-A on the Plan of Zone Lot Division For a Portion of Lot 30 Belair Subdivision, as of record in Plat Book 6900, page 872, amending Plat Book 332, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Billy Keith Perryman and Kimmy L. Perryman by Quitclaim Deed dated December 29, 1986 from Perryman Construction Co. Inc., a Tennessee corporation of record in Book 7084, page 693, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 27, 2001 of record in Instrument No. 20020103-0000989, Billy Keith Perryman and Kimmy L. Perryman conveyed subject property to Kimmy L. Perryman, as corrected by Quitclaim Deed of Correction recorded as Instrument Number 20170327-0029452 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 104 14 0 123 00.
2. All matters appearing on the Plan of record as Plat Book 6900, page 872, amending Plat Book 336, page 6, 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:

