PREPARED BY (AND RETURN TO):

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170031811 DEEDWARR
Recvd: 04/17/17 12:05 2 pgs
Fees:13.00 Taxes:1060.05
20170417-0036885

W & I Ref: (RF) Title No.: 58889
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Paul W. Thompson 401 Freda Villa Madison, TN 37115	SAME

TAX MAP PARCEL NUMBERS: 05111005500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$286,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Perry Gerenday, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul W. Thompson,** 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 Lot No. 82 on the Plan of Oakland Acres, Section 10 of record in Book 2900, page 140, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Perry L. Gerenday, unmarried by Warranty Deed from C. Raymond Buttrey, married, joined by Joy C. Buttrey, his wife, dated October 26, 2009 and recorded on November 23, 2009 of record in Instrument No. 20091123-0107548, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, page 140, said Register's Office, to which plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4096, page 781, said Register's Office. Easement Deed by Court Order to Quest Communications International, Inc. et al of record in Instrument No. 20120228-0017172, said Register's Office, for a permanent telecommunications easement.

This is improved property, known as 401 Freda Villa, Madison, TN 37115

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 13th day of April, 2017.

Perry L. Gerenday
Perry Gerenday

State of Tennessee

County of Davidson

On this 13th day of April, 2017, before me the undersigned authority, personally appeared Perry Gerenday, 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: $286,500.00.

Affiant

Sworn and subscribed before me this 13th day of April, 2017.

Notary

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM