Davidson County DEEDWARR
Recvd: 06/06/17 08:13 3 pgs
Fees:18.00 Taxes:984.61
20170606-0056220

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $266,111.00.

Maria L Clark
Affiant

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 1st day of June, 2017.

Notary Public
My commission expires: DEC 2 7 2017

17-1704-172593

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Maria L. Clark	New Owner	128-03-0-B-013.00 CO
648 Williamsport Court		
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joan L. Perry, a widow,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Maria L. Clark**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *unmarried

Land in Davidson County, Tennessee, being Lot No. 13, on the Final Plat of Williamsport Subdivision, Section One, a Residential Planned Unit Development, of record in Book 7900, Pages 628 and 629, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Perry, unmarried by Warranty Deed from Barry Construction Co., a Tennessee corporation, dated November 22, 1994, recorded November 29, 1994, of record in Book 9531, Page 277, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Larry D. Craig, Trustee by Quitclaim Deed from Thomas J. Perry, an unmarried person, and as further conveyed by Quitclaim Deed from Larry D. Craig, Trustee to Thomas J. Perry and Joan L. Carrington, dated January 27, 1995, recorded January 31, 1995, of record in Book 9582, Page 226, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas J. Perry and Joan L. Perry, husband and wife by Quitclaim Deed from Thomas J. Perry and Joan L. Perry, formerly known as Joan L. Carrington, dated November 1, 2007, recorded November 5, 2007, of record in Instrument No. 20071105-0130311, Register's Office for Davidson County, Tennessee. The said Thomas J. Perry having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 648 Williamsport Court, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of June, 2017.

Joan L. Perry

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joan L. Perry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 1st day of June, 2017.

Notary Public

My Commission expires: 1/16/19

KAREN S. FELTS
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-16-2019

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY