WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170055184 DEEDWARR
Recvd: 06/28/17 09:36 2 pgs
Fees: 13.00 Taxes: 1306.10

20170628-0064891

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 353,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Harold Perret	New owners	Parcel ID:
2913 Glenway Drive		142160C03500
Nashville, TN 37221		

FOR AND IN 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

Mable W.Archey, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Harold Perret and wife, Gillian Perret

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 Number 5 on the Plan of Devon Glen, Phase I, of record in Plat Book 7900, Page 457, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Earl K. Archey and wife, Mable W. Archey by deed from Don B. Chomsky and Amy S. Chomsky, of record in Book 11255, Page 141, dated December 15, 1998, Register's Office for said County. The said Earl K. Archey is now deceased.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6167, Page 7 amended in Book 6541, Page 542; Book 6967, Page 156 and Book 8276, Page 52, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 457, said Register's Office.

Power of Attorney of record in Instrument 20170628-0064890, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2913 Glenway Drive, 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 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 hand this 26th day of June, 2017.

Mable W. Archey by Susan Archey, Attorney in Fact

Mable W.Archey by Susan Archey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Susan Archey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Mable W.Archey as his/her/their Attorney in Fact as the free act and deed of the within named Mable W.Archey.

Witness my hand and official seal this 23 day of June, 2017.

My Commission Expires: 11/20/17

Brenda Gregory
Notary Public

