This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 171193TN

BILL GARRETT, Davidson County
Trans:T20170055651 DEEDWARR
Recvd: 06/29/17 10:02 2 pgs
Fees:13.00 Taxes:666.00
20170629-0065428

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
1808 Pearl Street Partners	NEW OWNER	**92-8-95.00**
4906 Dakota Ave.		
Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Lillie M. Matthews, unmarried, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **1808 Pearl Street Partners, a Tennessee Joint Venture,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 15 on the Map of George I. Waddey's Subdivision of Lots Nos. 17 to 21 inclusive of the Power Property, of record in Book 547, page 130, Register's Office for said County. Said Lot No. 15 fronts 50 feet on the north side of Pearl Street and runs back between parallel lines 170 feet to an alley, save and except there is taken out of the northwest corner of said lot a strip of ground 15 x 40 feet for an alley shown on said plan.

Being the same property conveyed to Lillie B. Matthews by Warranty Deed from Clarence Matthews, dated 3/11/69 and recorded 3/19/69 in Book 4318, Page 447, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND Lillie B. Matthews, unmarried do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and

AND Lillie B. Matthews, unmarried further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1808 Pearl St., Nashville, TN 37203**.

Executed on this 23rd day of June. 2017

Lillie B. Matthews

Lillie B. Matthews

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, Lillie B. Matthews, unmarried , 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 this 23rd day of June, 2017.

Notary Public

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

My Commission Expires: 6.30.18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 23rd day of June, 2017.

Notary Public

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires:_____