BILL GARRETT, Davidson County
Trans: T20170066445 DEEDWARR
Recvd: 08/02/17 12:40 2 pgs
Fees: 13.00 Taxes: 536.50

20170802-0078672

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176706

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176706

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this the _____ day of July, 2017.

Notary Public
My Commission Expires: 11.3.20

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Specialized IRA Services FBO Erskine Ray Perkins IRA 6100 Indian School NE, Suite 215 Albequerque, NM 87110	NEW OWNER	136090A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nicole Lea Davis**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Specialized IRA Services FBO Erskine Ray Perkins IRA**, 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 a certain condominium unit in Davidson County, Tennessee, described as follows: Being Lot 64, Unit "A" in a Horizontal Property Regime as shown on the Condominium Side plan of Spring View Townhomes, of record in Book 6349, Page 463, and being Lot Number 64 on the plan of Edge-O-Lake Estates, Section 20A, of record in Book 5200, Page 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicole Lea Davis by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 9th day of September, 2003 in Instrument No. 20030909-0131614, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2733 Smith Springs Road, Nashville, TN 37217

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 31 day of July, 2017.

X Nicole Lea Davis
Nicole Lea Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Nicole Lea Davis**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31 day of July, 2017.

Jessica Lascelle
Notary Public
My Commission expires: 11-3-20

JESSICA LASCELLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY