THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-8569-PILK

LEAH D. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August 2017

Notary Public

MY COMMISSION EXPIRES: 3.8.2021

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170076534 DEEDWARR
Recvd: 08/31/17 13:50 2 pgs
Fees: 13.00 Taxes: 636.40
20170831-0089738

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Houston G. Little Jr.	Houston G. Little, Jr.	MAP
824 W. Old Hickory Blvd.	1041 Edmonson Pike	PARCEL 042-10-0-001.00
Madison, TN 37115-3450	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jeremy Neal Perry, Surviving Joint Tenant and his wife, Toni S. Perry**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Houston G. Little Jr.**

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:

Land in Davidson County, Tennessee, being Parts of Lots Nos. 1 and 2 on the Map of Bonnie Brae Subdivision, Section 1, as of record in Book 2330, Page 1, and described according to a survey thereof, dated Aug. 25, 1956, made by Hal R. Swann, Surveyor, as follows:

Beginning at a point in the North margin of Old Hickory Boulevard, 0.5 of a foot East of the corner of Lots Nos. 1 and 2; said point being in the East line of a Block Retaining Wall, thence along the East line of said Block Retaining Wall, 320 feet to an iron pin, which is 11.5 feet West of the corner of Lots 1 and 2; thence Easterly 111.5 feet to the corner of Lots 2 and 3; thence with the line between said lots, 320 feet to the North margin of Old Hickory Boulevard; thence with the margin of the same Westerly 99.5 feet to the point of beginning.Being the same property conveyed to Nealy W. Perry and Jeremy Neal Perry, as joint tenants with full rights of survivorship by Warranty deed from Edna B. O'Brien, unmarried of record in Book 10275, page 597, Register's Office for Davidson County, Tennessee, dated November 29, 1996 and recorded on December 02, 1996. (Value or consideration shown in aforementioned deed $89,000.00.)

Being also known as 824 W. Old Hickory Blvd. Madison, Tennessee 371153450.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **824 W. Old Hickory Blvd., Madison, TN 37115-3450.**

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 our hands this the 30th day of August, 2017.

Jeremy Neal Perry

Toni S. Perry

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeremy Neal Perry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2017.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Toni S. Perry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2017.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY