WARRANTY DEED

Bill Garrett Davidson County
Batch# 1676 DEEDWARR
09/18/2017 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20170918-0095100

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-080365

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael McLean	NEW OWNER	
(NAME)	(NAME)	
1119 E 212th St Apt 1		071 16 0 07000
(ADDRESS)	(ADDRESS)	
Bronx, NY 10469		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Seven Thousand And No/100 Dollars ($227,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JONATHAN R. PERRY AND LAURA D. PERRY AND CHRISSY KIRKWOOD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL MCLEAN, A MARRIED MAN, 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 Lot Nos. 5 and 14 on the Map of Williams and Hays Company Belle View Plan, as of record in Book 332, Page 51, in the Register's Office for Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, July 24, 1961, as follows:

Beginning at an iron pin in the northerly margin of Crockett Street, said iron pin being located 150 feet easterly from the northeasterly corner of the intersection of Crockett Street and Rosedale Avenue; thence with the margin of Crockett Street and South 85 degrees 54 minutes east 50 feet to a point; thence north 7 degrees 44 minutes east 165.4 feet to an iron pin; thence north 82 degrees 03 minutes west 50 feet to an iron pin; thence south 7 degrees 44 minutes west 169.8 feet to an iron pin in the northerly margin of Crockett Street, the point of beginning.

Being the same property conveyed to CKJP, GP by warranty deed from Martha F. Wilson of record in Instrument No. 20130812-0084530 Register's Office for Davidson County, Tennessee, dated 08/12/2013 and recorded on 08/12/2013. (Value of consideration shown in aforementioned deed $62,000.00.)

Being the same property conveyed to Jonathan R. Perry and Laura D. Perry, husband and wife, 50% interest, and Chrissy Kirkwood, unmarried, 50% interest as tenants in common by quitclaim deed from CKJP, GP of record in Instrument No. 20160311-0023670 Register's Office for Davidson County, Tennessee, dated 02/29/2016 and recorded on 03/11/2016.

unimproved ☐
This is improved ☒ property, known as 807 Crockett St., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jonathan R. Perry and Laura D. Perry and Chrissy Kirkwood this 8th day of September, 2017.

Jonathan R. Perry

Laura D. Perry

Chrissy Kirkwood

STATE OF Tennessee
COUNTY OF Williamson

On this the 8th day of September, 2017, before me personally appeared Jonathan R. Perry and Laura D. Perry and Chrissy Kirkwood, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of September, 2017.

Notary Public

My Commission Expires: 6/29/21

(SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cassie
Notary's Signature

My Commission Expires: 03/03/2019

