WARRANTY DEED

Bill Garrett Davidson County
Batch# 2907 DEEDWARR
09/21/2017 10:42:59 AM 2 pgs
Fees: $13.00 Taxes: $649.13
20170921-0096787

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,440.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rohner Real Estate Group, LLC	Same as new owner	108-08-0-032.00
(NAME)	(NAME)	
205 Kiley Ct.		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, I, **Karen E. Perry, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rohner Real Estate Group, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Lot No. 190 on the Plan of Section Two, Larchwood, of record in Book 5200, pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Frank H. Lambert, Jr. and Karen P. Lambert, husband and wife, by Warranty Deed from James M. Fotenopulos, married, joined by spouse, Pamela Evans Fotenopulos, dated January 31, 2008, of record in Instrument No. 20080205-0011764, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Karen E. Perry by Quitclaim Deed from Frank H. Lambert, Jr. and Karen P. Lambert, now known as Karen E. Perry, dated October 13, 2010, of record in Instrument No. 20101020-0084124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 5200, pages 57-59; restrictions of record in Book 5479, page 443; Book 5681, page 532; Book 5688, page 696; Book 5773, page 797; Book 6011, page 130 and Book 6685, page 467; conveyance for common areas of record in Book 6767, page 385; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3320 White Pine Dr., Nashville, TN 37214
(House Number) (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.

Witness my hand this 15th day of September, 2017.

Karen E Perry
Karen E. Perry

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Karen E. Perry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~that~~ she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 15th day of September, 2017.

Notary Public
My Commission Expires: _____

File No.: 26091

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018