# WARRANTY DEED

Bill Garrett Davidson County
Batch# 14696 DEEDWARR
10/17/2017 01:15:29 PM 2 pgs
Fees: $13.00 Taxes: $724.28

20171017-0106364

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TIFFANY SEXTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires July 13, 2019

**THIS INSTRUMENT WAS PREPARED BY:**
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Evann Lindsey Perry | Wilson Bank and Trust | 133-02-0-175.00 |
| (NAME) | (NAME) | |
| 3218 Kinross Ave. | 1436 W. Main Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Lebanon, TN 37087 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Elaine Winters,** a single person, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Evann Lindsey Perry,** unmarried, 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 Lot No. 36, on the plan of Airdire Subdivision "B", as of record in Plat Book 547, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Mary Elaine Winters, a single person, by Quitclaim Deed from Virginia Winters, unmarried, dated 10/6/04 and recorded 10/6/04 in Instrument No. 20041006-0120601; and being the same property previously conveyed to Virginia Winters, unmarried, by Warranty Deed from Jeffery J. Vaughan and Suzan R. Vaughan, married, dated 6/2/94 and recorded 6/3/94 in Book 9367, Page 26, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3218 Kinross Ave., Nashville, TN 37211
(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/our hands this 12th day of October, 2017.

Mary Elaine Winters

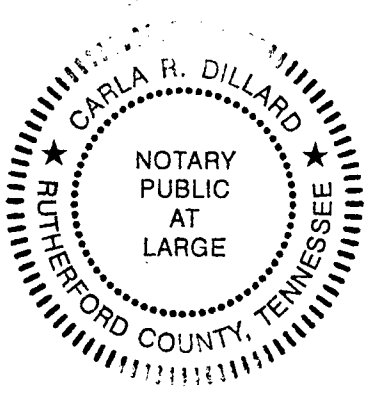
Mary Elaine Winters

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Elaine Winters, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 12th day of October, 2017.

Notary Public
My Commission Expires: 2.8.19




File No.: 173542