**WARRANTY DEED**

Bill Garrett Davidson County
Batch# 16165 **DEEDWARR**
10/20/2017 01:59:09 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20171020-0107742

File No. RW0003350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Aron Z Karabel and Batia E Karabel | Batia Karabel | 105 068.00 |
| (NAME) | (NAME) | |
| 1703 15th Avenue S | 2308 18th Aves | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37212 | Nashville TN 37212 | |
| (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, **James F. Perkins, heir at law of Ralph Perkins, and James F. Perkins, as Executor of the Estate of Ralph Perkins, deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aron Z Karabel and Batia E Karabel, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 the southerly 60 feet of the northerly 120 feet of the easterly part of Lot No. 61 on the plan of O. B. Hayes Large Lots called "Rokeby", as of record in Book 21, page 87, Register's Office for said County and being the northerly 3 feet of Lot No. "I" on the pain of Belcourt Terrace, as of record in Book 2330, page 107, Register's Office for said County. According to a survey made by Steve Draper and E. L. Spain, Jr., November 4, 1953, said part of lot No. 61 and Lot No. "I" adjoin and front together 63 feet on the westerly side of 15th Avenue, South, formerly Washington Street and extends back between parallel lines 149 feet to an alley.**

**Being the same property devised to Ralph H. Perkins as devisee under the will of Carrie Perkins Jones, of record in Will Book 173, Page 658, Probate Court Clerk's Office for Davidson County, Tennessee. SEE ALSO: Executor's Quit Claim Deed from Ralph H. Perkins, Executor of the Estate of Carrie S. Perkins as of record in Book 8677, Page 103 of said Register's office. Ralph H. Perkins died intestate on June 19, 2017, thereby vesting title in his sole heir at law, James F. Perkins. SEE ALSO: Affidavits of Heirship of record at Instrument Nos. _____ and _____, Register's Office for Davidson County, Tennessee. The estate of Ralph Perkins has also been admitted for probate under Case No. 17P1235, in the Probate Court for Davidson County, Tennessee. James F. Perkins also joins in this conveyance as Executor of the Estate of Ralph Perkins to convey any interest in the real property held by the estate.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1703 15th Avenue S, Nashville, TN 37212

(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 13th day of October, 2017.

James F. Perkins, individually

James F. Perkins, Executor of the Estate of Ralph Perkins

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James F. Perkins, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of October, 2017.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James F. Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Executor for the estate of Ralph Perkins, and that this instrument was executed on behalf of said Estate for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2017.

Notary Public

My Commission Expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206