Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1388

Bill Garrett Davidson County
Batch# 33881 DEEDWARR
12/05/2017 02:59:49 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20171205-0124162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry and Leah Perry, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Cuccias and Phillip Cuccias, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12, on the Map of D.M. Mincy's Addition to Flat Rock, as of record in Book 547, page, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Allen Perry and Leah Perry, husband and wife, by deed from Sonja E. McDonald, Jessica McDonald, Jacqueline McDonald and Jeremiah McDonald (a minor, by Sonja E. McDonald his appointed Guardian), the Heirs at Law of John Daniel McDonald, deceased, dated January 13, 2017, of record in Instrument No. 20170133-0004457, and further by Quitclaim Deed of record in Instrument No. 20170118-0005471, Register's Office for Davidson County, Tennessee.

Being the same property John Daniel McDonald (deceased), by Quitclaim Deed from Dewey McDonald, widower, dated 3/18/2003 and recorded in Instrument No. 20030319-0036242 and re-recorded to correct lot numbers in Instrument No. 20040608-0067909 in the Davidson County, Tennessee Register's Office. The grantors herein are the sole heirs at law John Daniel McDonald, deceased. Court approval of the sale of the subject property by the Seventh Circuit of Davidson County, Tennessee Probate Division, Docket No. 06P249, and that Sonja E. McDonald, Guardian of the property for Jeremiah McDonald, a minor, has the authority to execute all documents to effect the closing.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3509 A Sanford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of December, 2017.

Allen Perry

Leah Perry

State of Tennessee)
County of Davidson)

On this 5th day of December, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry and Leah Perry, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 439,900.00.

Affiant

Sworn and subscribed before me on this the 5th day of December, 2017.

Notary Public

My Commission Expires: 5/8/18

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Phillip Cuccias	Mortgage Investors Group	133-06-0-282.00
3509 A Sanford Avenue	8320 East Walker Springs Lane, 200	
Nashville, TN 37211	Knoxville, TN 37923	