Bill Garrett Davidson County
Batch# 34414 DEEDWARR
12/07/2017 10:32:46 AM 2 pgs
Fees: $13.00 Taxes: $727.05
20171207-0124897

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

39-B
File #17-1423

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 **Geoffrey B. Little, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allen Perry and Leah Perry, husband and wife**, 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 Unit No. 5, St. Augustine Court Condominiums as established by Master Deed of record as Instrument No. 20041124-0140821 along with a 12.5% ownership of common area, as shown on plat incorporated therein as Exhibit A-2 to said Master deed and subject to all of the terms and conditions set forth therein.

Being the same property conveyed to Geoffrey B. Little, unmarried by deed from Carl Massaro, a married person, dated December 3, 2004, of record in Instrument No. 20041215-0149062, and re-recorded in Instrument No. 20050301-0022239, Register's Office for Davidson County, Tennessee.

Geoffrey B. Little is now married to Tara Carney Little and she joins in this conveyance to convey any and all marital interest in the property.

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: 1005 13th Avenue South #5, Nashville, TN 37212.

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 6th day of December, 2017.

Geoffrey B. Little

Tara Carney Little

State of Tennessee)
County of Davidson)

On this 6th 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 Geoffrey B. Little and Tara Carney Little, 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

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 196,500.00.

Affiant

Sworn and subscribed before me on this the 6th day of December, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:
Allen Perry
1725 Stokes Lane
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
105-01-0A-005.00