Prepared by:
Com Unity Title, LLC
417 Welshwood Dr., Suite 203
Nashville, TN 37211

Bill Garrett Davidson County
Batch# 40641 DEEDWARR
12/21/2017 03:48:11 PM 2 pgs
Fees: $13.00 Taxes: $358.90

20171221-0130336

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, ~~for this~~ transfer is $97,000.00~~0.00~~

M. Lee Barrett
Affiant

Subscribed and sworn to before me, this 18 day of December, 2009.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3-4-13

Address of New Owner:

M. Lee Barrett, Jr.
976 Murfreesboro Pike
Nashville, TN 37217

Send Tax Bills to:

Same

Tax Information

Map 107-09-0
Parcel 062.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roger W. Perry and wife, Khiem T. Perry, referred to as Grantor, has bargained and sold, and does hereby transfer and convey to M. Lee Barrett, Jr., hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Dickson County, State of Tennessee, described as follows: to- wit:

Land lying and being in the Eighth Civil District of Davidson County, Tennessee, and more fully described as follows:

Being Lot No 54 on the Plan of Patricia Heights, Section 1, of record in Book 2331, Pages 130 and 131, Register's Office for said County, and described as follows:

BEGINNING at a point in the southwesterly margin of Harold Drive at the corner of Lots 13 and 54; thence with the line between said lots southwesterly 27.6 feet to an old tree stump; thence westerly 493 feet to the approximate center of Mill Creek; thence with said creek northerly 159 feet to a point; thence leaving said creek northeasterly 276.7 feet to the margin of Harold Drive; thence with the margin of same southeasterly around a slight curve 122 feet to a concrete monument; southeasterly 274.6 feet to a concrete monument and southeasterly around a slight curve 102.9 feet to the point of beginning.

Being the same property conveyed to Roger W. Perry and wife, Khiem T. Perry by Warranty Deed from Ray E. Cruze and wife, Mildred W. Cruze of record in Instrument # 20020401-0039005, Register's Office for Davidson County, Tennessee.

Included in the above legal description but expressly excluded there from is:

Being part of Lot No 54 on the Plan of Patricia Heights, Section 1, of record in Book 2331, pages 130 and 131, Register's Office for Davidson County and described as follows:

Beginning at a point on the southwesterly margin of Harold Drive at the corner of Lots 13 and 54, said point being the northeast corner of the tract of land conveyed to Ray E. Cruze and Mildred W. Cruze by deed from Hallmark Construction Company of record in Book 2746, page 351, R.O.D.C., Tennessee; thence southwesterly along line between Lots 13 and 54 a distance of 27.6 fee to established property line of old WLAC; thence north 86 degrees 40' west to a point; thence from this point ot Harold Drive along al ine 50 feet northwest of and parallel to the to the 27.6 foot line separating Lots 13 and 54; thence from this point on Haorld Drive southeasterly aong curved edge of Harold Drive to point of beginning.

Property also known as: 1101 Harold Drive, Nashville, TN 37217

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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, his heirs, successors and assigns, forever. Grantors do

covenant with Grantee that Grantors 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. Grantors do further covenant and bind themselves, heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 18th day of December 2009.

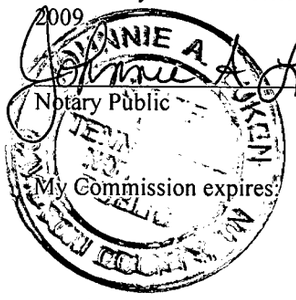
Roger W. Perry
Roger W. Perry

Khiem T. Perry
Khiem T. Perry

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, Roger W. Perry and wife, Khiem T. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that t hey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December 2009.



Notary Public

My Commission expires: 3-4-13