WARRANTY DEED



Bill Garrett
Batch# 75309
04/02/2018 11:31:40 AM
Fees: $13.00 Taxes: $1,557.70

Davidson County
DEEDWARR
2 pgs

20180402-0030207

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00

Kirk Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirk Perry	Bank of Tennessee	064-03-OA-023.00
(NAME)	(NAME)	
4013 Brandywine Pointe Boulevard	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **E. Ann Nicks**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kirk Perry and Constance Michell Perry aka Constance Michelle Perry, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6, on the Plan of Brandywine Pointe Subdivision, Phase Two-A, a Planned Unit Development, as shown on plat of record in Plat Book 7900, Pages 350 & 351, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Roy S. Nicks and wife, Ann Nicks by Warranty Deed from Mary R. Hall and husband, Billy J. Hall, dated December 6, 2000 and filed in Instrument Number 20001207-0120509, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to E. Ann Nicks by Quit Claim Deed dated 09/24/2002 from Roy S. Nicks and wife, E. Ann Nicks of record in Instrument 200209250117148, Register's Office for Davidson County, Tennessee. Roy S. Nicks joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: Real Property Taxes for the year 2018 and subsequent years, a lien not yet due and payable; All matters as set forth per Plat at Book 7900, Page 350, and Plat at Book 7900, Page 351; Restrictions of record in Book 8544, Page 818, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4013 Brandywine Pointe Boulevard, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of March, 2018.

E. Ann Nicks

State of Tennessee
County of Wilson

Personally appeared before me E. Ann Nicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2018.

Notary Public
My Commission Expires: 9·16·2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122