Bill Garrett Davidson County
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Fees: $38.00 Taxes: $987.90
20180413-0035009

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Detroit, MI 48226

Order Number:
64302436

GENERAL WARRANTY DEED

① 64302436 - 4501599

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 9th day of April, 2018, by and between **MARGARET PERRY**, an unmarried woman, hereinafter known and referred to as **GRANTOR**, and **DELMA R. PERRY, JR.** and **ANGELA PERRY**, husband and wife, as joint tenants with right of survivorship, hereinafter known and referred to as **GRANTEES,** whose tax mailing address is 4211 Bernard Road, Joelton, TN 37080;

WITNESSETH:

For and in consideration of the sum of Two Hundred Sixty-Seven Thousand Dollars ($267,000.00), cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, by these presents, hereby bargains, sells, aliens, and conveys unto the Grantee, in fee simple, his or her heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed between MARGARET PERRY, an unmarried woman, as Grantor, and DELMA R. PERRY, JR. and ANGELA PERRY, husband and wife, as Grantees.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Margaret Perry
MARGARET PERRY

GRANTOR

STATE OF Tennessee)
)
Cheatam COUNTY)

The undersigned, a Notary, does certify that on this 9th day of April, 2018, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **MARGARET PERRY**.

Richard W. Ring Richard W. Ring
Notary Public
My Commission Expires: 08-30-21

RICHARD W. RING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

201804130035009

Attached to and becoming a part of Deed between MARGARET PERRY, an unmarried woman, as Grantor, and DELMA R. PERRY, JR. and ANGELA PERRY, husband and wife, as Grantees.

IN THIS OATH OF VALUE, I, as Grantor hereby swear or affirm that the actual consideration for this transfer is Two Hundred Sixty-Seven Thousand Dollars ($267,000.00), to the best of Grantors' knowledge, information and belief.

Margaret Perry
MARGARET PERRY

AFFIANT

STATE OF Tennessee)
)
Cheatam COUNTY)

The undersigned, a Notary Public, does certify that on this 9th day of April, 2018, the foregoing was produced to me and was sworn to, acknowledged and delivered by **MARGARET PERRY**.

Richard W. Ring Richard W. Ring
Notary Public
My Commission Expires: 08-30-21

RICHARD W. RING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

201804130035009

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Delma R. Perry, Jr. and Angela Perry
4211 Bernard Road
Joelton, TN 37080

Property Owner and Address:
Delma R. Perry, Jr. and Angela Perry
4211 Bernard Road
Joelton, TN 37080

This instrument prepared without title examination by:



George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

201804130035009

EXHIBIT A

Tract 1:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot 2 of the Doyle Gene Vanderford Property in Deed Book 5206, Page 679, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin at the Northwest corner of the Homer Hunley property, said point being in the Southerly right-of-way of Bernard Road; thence along the Westerly line of Hunley, South 8 deg. 15 min. a distance of 675.09 feet to an iron pin; thence along the Southerly line of Hunley, South 81 deg. 50 min. 42 sec. East a distance of 188.07 feet to an iron pin in the Westerly line of another tract of Homer Hunley; thence along the Westerly line of Hunley and Gerald Steele, South 8 deg. 15 min. West a distance of 725.00 feet (passing an iron pin at 715.00 feet) to the Northeast corner of the Howard Holland property; thence along the Northerly line of Holland, South 87 deg. 45 min. West a distance of 123.00 feet to a point; thence North 70 deg. 15 min. West a distance of 16.12 feet to the Southeast corner of the Charles Newman property; thence along the Easterly line of Newman, North 5 deg. 11 min. 25 min. West a distance of 871.06 feet (passing an iron pins 15.00 feet) to an iron pin at the Southwest corner of Lot 1; thence along the Southerly line of Lot 1, South 85 deg. 00 min. 00 sec. East a distance of 107.05 feet to an iron pin at the Southeast corner of Lot 1; thence North 5 deg. 07 min. 54 sec. East a distance of 565.00 feet to an iron pin in the Southerly right-of-way of Bernard Road; thence along said right-of-way, South 82 deg. 55 min. 35 sec. East a distance of 75.00 feet to the point of beginning; containing 4.948 acres, more or less, as surveyed by Earl R. Mayo, Registered Land Surveyor, TN No. 1339, on November 11, 1991.

Tract 2:

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, is further described as follows, to-wit:

Beginning at an iron pin old, being the Northeast most corner of this tract and also being a corner to Tract 2 of the Charles A. Newman property and in the line of Richardson; thence leaving Tract 2 with the line of Richardson, South 04 deg. 30 min. 01 sec. East 212.58 feet to a concrete monument; thence South 04 deg. 30 min. 01 sec East 570.42 feet to a point in the center of Buck Branch, being in the line of Holland; thence with Holland and the center of Buck Branch for the

next 5 calls: North 80 deg. 35 min. 01 sec. West 37.00 feet to a point; thence North 52 deg. 45 min. 01 sec. West 110.00 feet to a point; thence North 29 deg. 45 min. 01 sec. West 90.00 feet to a point; thence North 51 deg. 30 min. 01 sec West 120.00 feet to a point; thence North 32 deg. 30 min. 01 sec. West 42.42 feet to a point, being a corner to Tract 2 of the Charles A. Newman property; thence with the line of Tract 2, North 23 deg. 19 min. 50 sec. East 565.58 feet to the point of beginning, containing 2.50 acres, more or less, according to a survey prepared by Steven Michael Holland, Tennessee Registered Land Surveyor, License Number 2337, dated 11/5/2007 and shown as Drawing Number 071105.

Also being conveyed is all the interest in the Grant of Easement for Ingress and Egress filed at Instrument No. 20100623-0049149, in the said Register's Office.

Being the same parcel conveyed to BUFORD PERRY and wife, MARGARET PERRY, from BOBBIE JEAN RICHARDSON, a widow, by virtue of a deed dated June 22, 2010, recorded June 23, 2010, as Instrument No. 20100623-0049150 County of Davidson, State of Tennessee.

WHEREAS, BUFORD PERRY and MARGARET PERRY, husband and wife, held title to the property as tenants by the entirety. BUFORD PERRY, a/k/a BUFORD CALEB PERRY, died on July 25, 2016, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in MARGARET PERRY by operation of law as the surviving tenant by the entirety.

Assessor's Parcel No: 029 00 0 357.00

True Copy Certification

I, **John Janeway**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE