WARRANTY DEED

Bill Garrett Davidson County
Batch# 83035 DEEDWARR
04/20/2018 09:45:33 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20180420-0037296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/21/2020
(AFFIX SEAL)

COURTNEY ALLBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 07/21/2020

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Avery Christian Fisher	SWBC Mortgage Corp.	#104040E60100
(NAME) 1101 18th Avenue S. Unit 601	(NAME) 6555 Maryland Way Ste. 200	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Six Thousand And No/100 Dollars ($256,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
LINDA PERRIGO, A WIDOW,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
AVERY FISHER, UNMARRIED
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 601, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument 20060807-0096688, re-recorded at Instrument 20060817-0101760, in the Register's Office of Davidson County, Tennessee.

Parking Space Number 3 is included as an appurtenance to this unit, this appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Linda Perrigo, widow, by Quitclaim Deed from Linda Perrigo, Trustee of the Ralph and Linda Perrigo Family Trust dated 8/3/10, of record in Instrument 20180313-0023600, said Register's Office, dated March 7, 2018. See also Certificate of Trust of record in Instrument 20180313-0023599 and Instrument 20110210-011672; Statement of Authority of record in Instrument 20110210-0011671; Quitclaim Deed of record in Instrument 20100823-0066586, Corrective Quitclaim Deed in Instrument 20110210-0011673 and Warranty Deed of record in Instrument 20080104-0001207, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20060807-0096688 and re-recorded in Instrument 20060817-0101760 amended in Instrument 20090624-0058837, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060817-0101760, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1101 18th Avenue S. Unit 601, Nashville, TN 37212
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 9th day of April, 2018.

Linda Perrigo BY: MATTHEW E PERRIGO, ATTORNEY IN FACT

Linda Perrigo
By: Matthew E. Perrigo, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Matthew E. Perrigo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Linda Perrigo, as his./her Attorney-in-Fact, as the free act and deed of the within named Linda Perrigo.

Witness my hand and official seal this 04/09/2018.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.