WARRANTY DEED

Bill Garrett Davidson County
Batch# 86390 **DEEDWARR**
04/30/2018 03:09:21 PM 2 pgs
Fees: $13.00 Taxes: $277.50

20180430-0040608

W-FSBO-18-4670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Perry and Shannon Perry	New Owner	
(NAME)	(NAME)	**24-29.00**
4670 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 consideration, the receipt of which is hereby acknowledged, **GEORGIANNA GWEN WARREN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID PERRY AND SHANNON PERRY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, as shown on an unrecorded survey, by Steven E. Artz, dated March 7, 2018, described as follows:

Beginning at an iron pin (old), in the westerly margin of Brick Church Pike, the southeast corner of a tract of land which belongs to William L. Brady, having a deed reference in I.N. 20170818-0085261, RODCT, the northeast corner of this tract and continuing with the westerly margin of said pike, as follows:

S 17 deg. 34'27" E, 490.37 feet to an iron pin (new); thence with a curve to the left, having a radius of 2425.90 feet, an arc distance of 122.25 feet, and a chord bearing and distance of S 19 deg. 01'04" E, 122.24 feet to an iron pin (new); thence S 20 deg. 27'41" E, 177.25 feet to an iron pin (new), in the westerly margin of Brick Church Pike, a corner of a tract of land which belongs to Frank Turner, Jr., having deed references in I.N. 20160120-0005865 and I.N. 20011009-0109868, RODCT; thence with the boundary of said tract of land which belongs to Frank Turner, Jr., as follows:

N 74 deg. 21'09" W, 15.64 feet to an iron pin (new); thence, N 62 deg. 38'59" W, 74.22 feet to an iron pin (new); thence, N 73 deg. 25'03" W, 51.48 feet to an iron pin (new); thence, N 83 deg. 51'12" W, 69.15 feet to an iron pin (new); thence, N 84 deg. 35'17" W, 77.73 feet to an iron pin (new); thence N 74 deg. 01'57" W, 4.10 feet to an iron pin (new); thence N 53 deg. 51'26" W, 191.61 feet to an iron pin (new); thence, N 42 deg. 13'39" W, 258.85 feet to an iron pin (new), a corner of said tract of land which belongs to Frank Turner, Jr., in the southerly boundary of a tract of land which belongs to Kenneth H. Morgan, having a deed reference in I.N. 20150901-0088616, RODCT; thence with the boundary of said tract of land which belongs to Kenneth H. Morgan, as follows:

N 89 deg. 49'47" E, 18.34 feet to an iron pin (old); thence N 00 deg. 17'24" W, 373.40 feet to an iron pin (old), a corner of said tract of land which belongs to Kenneth H. Morgan, in the southerly boundary of said tract of land which belongs to William L. Brady; thence, N 89 deg. 38'58" E, 342.81 feet, to the point of beginning, containing 6.24 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 7, 2018.

Being part of the same property conveyed to Georgianna Gwen Warren by Quitclaim Deed from Joel M. Warren, Jr., recorded June 2, 2008 in Instrument No. 20080602-0055616; further being part of the same property conveyed to Joel M. Warren and wife, Georgianna Gwen Warren, recorded September 26, 2001 in Instrument No. 20010926-0104138 and further being part of the same property conveyed to Joel M. Warren, Jr. and wife, Georgianna Gwen Warren, recorded October 2, 1980 in Book 5659, Page 569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2018 and subsquent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4670 Brick Church Pike, Goodlettsville, Tennessee 37072**.

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 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 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/our hand(s) this the 20th DAY OF APRIL, 2018.

Georgianna Gwen Warren

Georgianna Gwen Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGIANNA GWEN WARREN, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212