Bill Garrett Davidson County
Batch# 87696 DEEDWARR
05/03/2018 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20180503-0042116

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# A82-5

ADDRESS NEW OWNER:
Catherine M. Batson
5040 John Hagar Road
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
Legacy Home Loans
814 Isabella Ln
Brentwood TN 37027

MAP **098-09-0B-005.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tammy M. Perryman and Timothy H. Perryman, wife and husband** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Catherine M. Batson, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Windchase, Phase 3 of record in Plat Book 11700, Page 14, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Tammy M. Perryman and Timothy H. Perryman, wife and husband by deed from Heidi E. Qualk, unmarried dated May 27, 2014, of record in Instrument No. 20140606-0049510, Register's Office for Davidson County, Tennessee.

This is improved property known as 5040 John Hagar Road, Hermitage, Tennessee 37076. Possession is to be given on April 30, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of April, 2018.

Tammy M. Perryman

Timothy H. Perryman

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tammy M. Perryman and Timothy H. Perryman, wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2018.

NOTARY PUBLIC

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2-4-20

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $282,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2018.

NOTARY PUBLIC

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/22/18

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

