WARRANTY DEED

Bill Garrett Davidson County
Batch# 98276 DEEDWARR
05/30/2018 02:15:29 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20180530-0051566

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/16/20

(AFFIX SEAL)

A-RA-18-1618

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)
Phillip Taylor **Jerry Washington** **Demetris Robinson**	**New Owner**	
(NAME) **919 Oneida Avenue**	(NAME)	**081-11-0-548.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **JOSEPH L. PERRY, UNMARRIED AND JANNIE C. WILLIAMS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP TAYLOR, A SINGLE MAN AND JERRY WASHINGTON, A SINGLE PERSON AND DEMETRIS ROBINSON, MARRIED, AS TENANTS IN COMMON,** 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, being part of Lot No. 127 on the D.T. McGavock and Other Addition, described as follows:

Beginning at the point on the east side of 12th Avenue North (formerly Florence Street) 25 feet south of the northwest corner of said Lot No. 127, running thence southwardly along the east side of said 12th Avenue North (formerly Florence Street) 25 feet to a point, thence eastwardly on a line parallel with the north line of said Lot, 150 feet to an alley, more or less, thence northwardly on a line parallel with 12th Avenue North (formerly Florence Street) 25 feet to a point; thence westwardly on a line parallel with the north line of said Lot,150 feet, more or less, to the beginning point, the said being southern 25 feet front of the northern one-half of said Lot No. 127.

Being the same property conveyed to Willie Theresa Sowell by Affidavit of Inheritance from Janie Nesbitt Bowers, named Executrix under the Last Will & Testament of Herbert Nesbitt of record in Instrument No. 20050609-0066314 Register's Office for Davidson County, Tennessee, dated June 8, 2005 and recorded on June 9, 2005.

Being the same property conveyed to Joseph L. Perry, unmarried and Jannie C. Williams, unmarried, tenants in common by Warranty deed from Willie Theresa Sowell, unmarried of record in Instrument No. 20160914-0096644 Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 14, 2016.

This conveyance is subject to:
- Taxes for 2018 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1618 12th Ave N, Nashville, Tennessee 37208**.

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 29th DAY OF MAY, 2018.

Joseph L. Perry

Jannie C. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH L. PERRY, 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 29th of May, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANNIE C. WILLIAMS, 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 29th of May, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)



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