Bill Garrett Davidson County
Batch# 103521 DEEDWARR
06/12/2018 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20180612-0056446

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2018. Notary Public MY COMMISSION EXPIRES: NOV 0 8 2021 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-24798	ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Perry	New Owner	MAP
3516 Hampton Avenue	same	PARCEL 117-05-0-092.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert M. Broughton and Tina S. Broughton, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Perry and Julia Perry, Trustee of the William and Julia Perry Revocable Living Trust**

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 the Westerly 40 feet of Lot No. 3 and all of Lot No. 2 on the Map of a subdivision of Sharber's Home Tract, not of record, described according to a survey made by W. B. Southgate, Surveyor, September 1938, as follows:

Beginning on the Northerly margin of Hampton Avenue, at the Southeast corner of the property conveyed to Edward Kaeser, Sr., and wife, Alma W. Kaeser, by deed from M. E. Hooper and wife, of record in Book 1218, Page 26, Register's Office for said County, also being the corner Lots Nos. 1 and 2 on said unrecorded plan; thence with the line between said Lots Nos. 1 and 2 Northerly 250 feet to a point in the Southern boundary line of Lot No. 8 on said unrecorded plan; thence with the line between Lots Nos. 2, 3, 7 and 8 Easterly 130 feet to the Northwest corner of the property conveyed to M. E. Hooper and wife, Minnie I. Hooper, by deed from Kate T. Sharber, of record in Book 1151, Page 462, said Register's Office; thence with said Hooper's Western boundary line Southerly 250 feet, more or less, to the Northerly margin of Hampton Avenue; thence with the same Westerly 130 feet to the beginning.

Being the same property conveyed to Robert M. Broughton and Tina S. Broughton, husband and wife by Warranty Deed from Lorie Anne Shulman and James D. Shulman, Trustees of the Lori Anne Shulman Living Trust established by the Revocable Trust Agreement of Lori Anne Shulman dated September 4, 2007 of record in Instrument No. 20151110-0114323 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 10, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3516 Hampton Avenue, Nashville, TN 37215.**

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 hand(s) this the 8th day of June, 2018.

Robert M. Broughton

Tina S. Broughton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert M. Broughton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of June, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tina S. Broughton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of June, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

201806120056446

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

