Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

WARRANTY DEED

Bill Garrett Davidson County
Batch# 105450 DEEDWARR
06/18/2018 08:48:50 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20180618-0058072

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-11-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Perkins and Lauren Perkins	NEW OWNER	
(NAME)	(NAME)	10513029500
922 Lawrence Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(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, I, **Bettie Mai Robinson Lewis, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Perkins and Lauren Perkins, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 West 50 feet of Lot No. 86 on the Plan of Waverly Place of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee.

Said Part of said lot fronts 50 feet on the North side of Lawrence Avenue and runs back between lines, 163.3 feet on the West line and 165 feet more or less on the East line to an alley on which it measures 50 feet.

Being the same property conveyed to Betty Mai Lewis by virtue of that certain Quit Claim Deed dated April 22, 2015, and being of record at Instrument No. 20150506-0041224 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 922 Lawrence Ave Nashville, TN 37204
(unimproved) (House Number) (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 my hand this 11th day of June, 2018.

Brenda T. Williams Attorney In Fact
Bettie Mai Robinson Lewis by

Bettie Mai Robinson Lewis, by Brenda T Williams,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Brenda T Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Bettie Mai Robinson Lewis, and acknowledged that she executed the same as the free act and deed of the said Bettie Mai Robinson Lewis,.

WITNESS my hand and official seal at office this 11th day of June, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brenda T Williams, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Bettie Mai Robinson Lewis, the principal

This 11th day of June, 2018.

Brenda T Williams

Brenda T Williams

Sworn to and subscribed before me by Brenda T. Williams this 11th day of June, 2018.

Notary Public

comm exp
7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY