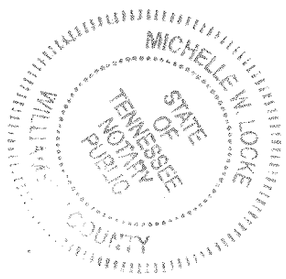
Karen Y Johnson Davidson County
Batch# 142585 DEEDWARR
09/19/2018 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $957.93
20180919-0092741

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/29/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-515

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Thorowgood and Tara Perkins	William Thorowgood and Tara Perkins	
(NAME) 2917 Leatherwood Drive	(NAME) 2917 Leatherwood Drive	096 10 0 127.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Eight Thousand Nine Hundred And No/100 Dollars ($258,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONNA MABRY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM THOROWGOOD AND TARA PERKINS, A MARRIED COUPLE, 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:

Lot 296, Clover Hill, Section No. V, as shown on plat of record in Plat Book 2133, page 88, amended in Instrument No. 20020403-0040470, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donna Mabry, unmarried woman, by Warranty Deed, from Mermen Properties, LLC, a Tennessee limited liability company, for a consideration value of $145,000.00, dated May 23, 2018, recorded May 24, 2018, of record in Instrument No. 20180524-0049913, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Mermen Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Kenneth L. Smith, unmarried, for a consideration value of $95,000.00, dated February 27, 2018, recorded March 1, 2018, of record in Instrument No. 20180301-0019554, Register's Office for Davidson County, Tennessee. Specific Power of Attorney fo record in Instrument No. 20180301-0019553, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Margaret S. Smith and husband, Kenneth L. Smith, by Quitclaim Deed, from Margaret S. Markham, n/k/a, Margaret S. Smith, married, dated September 12, 1997, recorded September 19, 1997, of record in Book 10614, page 379, Register's Office for Davidson County, Tennessee. The said Margaret S. Smith having since died on July 30, 2017, leaving Kenneth L. Smith as surving Tenent by the Entirety.

Further previously being the sarne property conveyed to Margaret S. Markham, unmarried, by Warranty Deed, from Harold Dean Webb and wife, Linda Davis Webb, dated August 10, 1990, recorded August 14, 1990, of record in Book 8173, page 560, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2917 Leatherwood Drive, Nashville, TN 37214
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Donna Mabry this 13th day of September, 2018.

Donna Mabry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of September, 2018, before me personally appeared Donna Mabry to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 13th day of September, 2018.

Commission Expires: _____

Notary Public

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, Amber Roberts, 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.

Amber Roberts
Notary Public

AMBER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO. TN

My Commission Expires: 8/29/20