WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145144 DEEDWARR
09/25/2018 03:25:13 PM 2 pgs
Fees: $13.00 Taxes: $1,082.99

20180925-0095108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-5-2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis T. Bucy and Cindy L. Bucy	New Owner	
(NAME)	(NAME)	
2850 Arugula Drive		173-09-0A-461.00
(ADDRESS)	(ADDRESS)	
Northport, FL 34289		
(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, **ESTATE OF GERALD N. PERRY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEWIS T. BUCY AND CINDY L. BUCY, HUSBAND AND WIFE**, 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 Lot No. 400, on the Plan of Lenox Village, Phase Six, of record as Instrument No. 20050112-0004530, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Gerald N. Perry as recorded on the 3rd day of February, 2006 in Instrument No. 20060203-0013513, in the Register's Office of Davidson County, Tennessee. The said Gerald N. Perry died on April 2, 2018 leaving a Last Will and Testament that was probated under Docket No. 18P651 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Kathleen A. Perry was appointed to serve as Executor of the Estate, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor, as authorized by TCA 31-2-103 with power to sell the same pursuant to Item 5 (C) of said Will.

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.

unimproved _
This is improved x property, known as 8692 Gauphin Place, Nashville, TN37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-8692

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 20th day of September, 2018

ESTATE OF GERALD N. PERRY

BY: Kathleen A. Perry

KATHLEEN A. PERRY, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kathleen A. Perry with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the Estate of Gerald N. Perry, and who further acknowledged that she is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019