WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155503 **DEEDWARR**
10/31/2018 02:09:08 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20181031-0107866

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shelby N. Grimsley 118 Champney Court Goodlettsville, TN 37072	New Owner	026-07-0-012.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Charles Perry, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Shelby N. Grimsley, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 57, on the Plan of the Resubdivision of Windsor Green, Phase I, Section II, Lots 49-72, Which Is of Record in Book 6200, Page 349, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Charles Perry, unmarried man by Warranty Deed dated 09/02/2016 from Samantha Beaty of record in Instrument 20160908-0094644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 118 Champney Court, Goodlettsville, TN 37072

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/our hand(s) this the 26th day of October, 2018.

Charles Perry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Charles Perry personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th of October, 2018.

Notary Public

My Commission Expires: 7/6/2019

(SEAL)