Karen Y Johnson Davidson County
Batch# 156037 DEEDWARR
11/02/2018 09:02:16 AM 2 pgs
Fees: $13.00 Taxes: $751.10
20181102-0108651

WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0844

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas L. Perry, III and Ariel M. Perry		#075120F00800CO
(NAME) 735 Tulip Grove Road; Unit 114	(NAME) NEW OWNER	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THREE THOUSAND AND NO/100 DOLLARS ($203,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
BRENDA JOYCE VINCENT, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
THOMAS L. PERRY, III, MARRIED AND ARIEL M. PERRY, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,
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. 8, Tulip Cove, as shown in Exhibit "B" of Master Deed Plan as recorded in Instrument No. 20050525-0059119. 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 Brenda Joyce Vincent, a single woman, by deed from Richard Modglin dated July 31, 2014, of record in Instrument 20140807-0071180, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20050525-0059119, amended in Instrument 20080103-0000699 and Instrument 20120521-0043906, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20050525-0059119, said Register's Office; (3) Easement to Comcast of record in Instrument 20160301-0019393, said Register's Office; (4) Sewer Easement of record in Book 4123, Page 640, said Register's Office; (4) Boundary Survey of record in Instrument 20050517-0055768, said Register's Office; (5) Utility Code Letter for Detached Structure of record in Book 10413, Page 841, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 735 Tulip Grove Road; Unit 114, Hermitage, TN 37076
(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.

Witness our hands this 15th day of October, 2018.

Brenda Joyce Vincent

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 Brenda Joyce Vincent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of October, 2018.

My Commission Expires: 5/5/20

Notary Public

