STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 181420 DEEDWARR
01/08/2019 09:48:20 AM 2 pgs
Fees: $13.00 Taxes: $240.50
20190108-0001935

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2019.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-4179

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Henry Troy Perry, Jr. and Monica Rene Perry (NAME)	New Owner (NAME)	7-14-A-9 CO
608 Barnsley Road (STREET ADDRESS)	(STREET ADDRESS)	
Knoxville, TN 37934 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Arles B. Greene, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Troy Perry Jr. and Monica Rene Perry, 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. 9 on the Plan of Greenview Estates of record in Plat at Instrument No. 20011213-0137531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Arles B. Greene by Deed dated April 30, 1999 from Wilford E. Bailey and wife, Phyllis Ann Bailey, recorded May 5, 1999, in Book 11463, Page 489, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Arles B. Greene, single man by Deed dated April 30, 1999 from Wilford E. Bailey and wife, Phyllis Ann Bailey, recorded May 5, 1999, in Book 11463, Page 489, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Permanent Drainage Easement as recorded in Book 6173, page 477, Register's Office for Davidson County, Tennessee.

3. Easement to Bellsouth Telephone by Instrument No. 20010314-0024210, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement by Instrument No. 20010223-0017162, said Register's Office.

5. Easement to N.E.S. by Instrument No. 20010314-0024209, Register's Office for Davidson County, Tennessee.

6. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded by Instrument No. 20011213-0137531, Register's Office for Davidson County, Tennessee

7. Restrictions as recorded b Instrument Nos. 20011213-0137563 & 20060309-0027314, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2232 Kayla Drive, 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. Whenever 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 4th day of January, 2019.

Arles B. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2019, before me personally appeared Arles B. Greene, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 4th day of January, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066