Karen Johnson Davidson County
Batch# 187921 DEEDWARR
01/24/2019 01:50:21 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190124-0007095

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811383

WARRANTY DEED

Commonwealth of Pennsylvania - Notary Seal
Robert F. McRoberts III, Notary Public
Chester County
My commission expires May 14, 2022
Commission number 1255885
Member, Pennsylvania Association of Notaries

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Connie T Azumaya
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2019

NOTARY PUBLIC

My commission expires: May 14 2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lyle Percy and Sherry Lee Allen 2324 Traemoor Village Place Nashville, TN 37209	QUICKEN LOANS 1050 Woodward Ave Detroit, MI 48226	114-07-0-A-091.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CONNIE T. AZUMAYA, A MARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD LYLE PERCY AND SHERRY LEE ALLEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 91 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561, as amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Connie T. Azumaya, a married person, by Warranty Deed from Jared L. Leifert and Jill M. Presley, husband and wife, dated 6/23/2014, recorded 6/25/2014, of record in Instrument No. 20140625-0055444, in the Register's Office for Davidson County, Tennessee. Said property was never the principal residence of Connie T. Azumaya or her spouse, Hidehiko Azumaya.

The address of the herein described property is believed to be 2324 Traemoor Village Place, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of January, 2019.

Connie T Azumaya
CONNIE T. AZUMAYA

STATE OF PA
COUNTY OF Chester

Personally appeared before me, a Notary Public, Connie T. Azumaya, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of January, 2019.

Notary Public
My commission expires: May 14 2022

Commonwealth of Pennsylvania - Notary Seal
Robert F. McRoberts III, Notary Public
Chester County
My commission expires May 14, 2022
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