Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1039

Karen Johnson Davidson County
Batch# 187922 DEEDWARR
01/24/2019 01:52:11 PM 2 pgs
Fees: $13.00 Taxes: $296.00
20190124-0007097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andy J. Perry and wife, Debby K. Perry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Imperial Home Group, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being part of the north part of Lot No. 1 of Nawakwa Hills Annex, as of record in Book 843, page 64, Register's Office for said County, shown as the Fifth tract from Neely's Bend Road on a survey made by H. Gee, dated 1963, and more particularly described according to said survey as follows:

Beginning at a point in the south margin of Nawakwa Trail, 420.13 feet from the concrete monument in the south margin of Nawakwa Trail as now located, said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence with said margin north 66 deg. 13 east 105.0 feet to a point; thence extending back between parallel lines, 198.7 feet to a dead line in the rear on which it measures 105.0 feet.

Being the same property conveyed to Andy J. Perry and wife, Debby K. Perry by deed from David G. Mangum, Substitute Trustee, dated May 27, 2010, of record in Instrument No. 20100527-0041042, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 625 Nawakwa Trail, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of January, 2019.

Andy J. Perry

Debby K. Perry

State of Tennessee)
County of Davidson)

On this 22nd day of January, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andy J. Perry and Debby K. Perry, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 80,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of January, 2019.

Notary Public

My Commission Expires: 11-3-20

NEW OWNER:
Imperial Home Group, LLC
PO BOX 60552
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
063-01-0-031.00