THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25632

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 194324 DEEDWARR
02/12/2019 10:13:43 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20190212-0013030

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annette Marie Perrucci & Olivia Perrucci	New Owner	MAP 091-07-0
5304 Louisiana Avenue		PARCEL -033.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Cathy Bader, married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLIVIA PERRUCCI, AN UNMARRIED WOMAN, AND ANNETTE MARIE PERRUCCI, A MARRIED WOMAN, JOINT TENANTS**

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. 1209 and the West 6 2/3 feet of Lot No. 1207 and the East 11 2/3 feet of Lot No. 1211 of Block 27 of Plan No. 2 West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot 1209 and parts of Lots 1207 and 1211 front together 43 1/3 feet on the Northerly side of Louisiana Avenue and extent back Northerly between parallel lines 150 feet to an alley.

Being the same property conveyed to Cathy Bader by Quitclaim Deed from Slayton Group, LLC of record in Instrument No. 20161227-0135451, Register's Office for Davidson County, Tennessee, dated December 27, 2016 and recorded on December 27, 2016.

David Bader, spouse of Cathy Bader, joins in this conveyance.

Slayton Group, LLC, joins in this conveyance in order to remedy any defects in the deed to Cathy Bader of record as Instrument No. 20161227-0135451, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5304 Louisiana Avenue, Nashville, TN 37209.**

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 the 8th day of February, 2019.

Cathy Bader by Alicia Griffith, attorney in fact

Cathy Bader by Alicia Griffith, Attorney-in-Fact

David Bader by Alicia Griffith, attorney in fact

David Bader by Alicia Griffith, Attorney-in-Fact

Slayton Group, LLC

BY: Alicia Griffith, authorized agent

Alicia Griffith, Authorized Agent

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 **Alicia Griffith** 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 on behalf of **Cathy Bader and David Bader**, as their Attorney in Fact, as the free act and deed of the within named **Cathy Bader and David Bader**.

Witness my hand and official seal this the 8th day of February, 2019.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Alicia Griffith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Agent of the maker, Slayton Group, LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 8th day of February, 2019.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN