Karen Johnson Davidson County
Batch# 210624 **DEEDWARR**
03/28/2019 08:52:55 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20190328-0027896

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Dye and Amanda Dye, husband and wife	New Owner	
	(NAME)	
5040 Cobblestone Drive		015-00-0-182.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Harold Glenn Perry and wife, Mary Perry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Dye and Amanda Dye, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT NO. 1: LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF PERRY-JOHNSTON SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 406, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF WHITES CREEK PIKE (HIGHWAY 431), SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO CLEVE BAXTER BY DEED FROM P. W. EMANUEL AND WIFE, EDDIE EMANUEL, OF RECORD IN BOOK 658, PAGE 396, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE,

THENCE WITH BAXTER'S NORTHERLY BOUNDARY, NORTH 87° WEST 478.2 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF THE PROPERTY CONVEYED TO GILBERT S. MERRITT OF RECORD IN BOOK 3945, PAGE 646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH MERRITT'S EASTERLY BOUNDARY, NORTH 3° EAST 210 FEET TO AN IRON PIN;

THENCE, SOUTH 87° EAST 429.7 FEET TO A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF WHITES CREEK PIKE:

THENCE, WITH THE WESTERLY MARGIN OF WHITES CREEK PIKE, SOUTH 10° EAST 215.52 FEET TO THE POINT OF BEGINNING, CONTAINING 2.19 ACRES, MORE OR LESS.

BEING A PORTION OF THE PROPERTY CONVEYED TO HAROLD GLEN PERRY AND WIFE, MARY W. PERRY, 1/2 UNDIVIDED INTEREST AND KARL W. JOHNSTON AND WIFE, SUE JOHNSTON, 1/2 UNDIVIDED INTEREST BY DEED FROM RAYMOND L. BARRETT, CLERK AND MASTER OF THE CHANCERY COURT AT NASHVILLE, FOR DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 5461, PAGE 756, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE PROPERTY CONVEYED TO HAROLD GLENN PERRY AND WIFE, MARY PERRY BY QUITCLAIM DEED FROM KARL W. JOHNSTON AND WIFE, SUE JOHNSTON OF RECORD IN BOOK 5906, PAGE 975, IN THE REGISTER'S OFFICE IN DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 7621 Whites Creek Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 my/our hand(s) this 27th day of March, 2019.

Harold Glenn Perry

Harold Glenn Perry

Mary Perry

Mary Perry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Glenn Perry and wife, Mary Perry, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2019.

Mary Birthright

Notary Public

My Commission Expires:
8-20-19
(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072