Karen Johnson Davidson County
Batch# 225221 DEEDWARR
05/02/2019 02:46:38 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20190502-0041152

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019030018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $515,000.00

Sworn to and subscribed before me this 30th day of April, 2019.

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 14, 2023

Affiant

Notary Public

Address of New Owner:
Matthew Perciavalle, et al.
497 High Point Terrace
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
181-10-0D-024.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marlo K. Wiebold, a single woman and DeAnna K. Privette, a single woman as joint tenants with right of survivorship and not as tenants in common** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Perciavalle and Kristin Perciavalle, a married couple** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Final Plat for Jackson Valley Subdivision, Section Two of record in Plat at Instrument No. 20071012-0121332, 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 the same property conveyed to Marlo K. Wiebold and DeAnna K. Privette, joint tenants with right of survivorship and not as tenants in common by Special Warranty deed from Touchstone Builders, Inc., a Tennessee corporation of record in Instrument No. 20080919-0095556 Register's Office for Davidson County, Tennessee, dated September 18, 2008 and recorded on September 19, 2008.

This is improved property known as **497 High Point Terrace, Brentwood, TN 37027.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 30th day of April, 2019.

Marlo K. Wiebold

DeAnna K. Privette

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Marlo K. Wiebold and DeAnna K. Privette, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019