Karen Johnson Davidson County
Batch# 232148 DEEDWARR
05/20/2019 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20190520-0047262

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 232,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15th day of May, 2019

Notary Public

My Commission expires 12/15/21

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

**NAME AND ADDRESS OF PROPERTY OWNER:**
Bobby Perkins
Reba Lucretia Garrett Perkins
636 Hardin Shire Dr.
Old Hickory, TN 37138-4200
**SEND TAX BILLS TO:**
New Owner
**MAP AND PARCEL NUMBER: Tax ID #: 064130A03100C0**

# WARRANTY DEED

**19NT00312**

Effective the 15th day of May, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**DERIK MCCABE, A MARRIED MAN**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**BOBBY PERKINS AND REBA PERKINS, HUSBAND AND WIFE**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 31, on the plan of The Village at Southfork, as of record in Plat Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derik McCabe, a single man, by Warranty Deed from Delmus Massey, married, dated 08/23/2013 and recorded 08/28/2013 as Document No. 20130828-0090721, Register's Office for Davidson County, TN.

This is an improved property commonly known as 636 Hardin Shire Dr, Old Hickory, TN 37138.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 15th day of May, 2019**

**Derik McCabe**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Derik McCabe the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15th day of May, 2019.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

## True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY