Karen Johnson Davidson County
Batch# 240009 DEEDWARR
06/06/2019 12:52:02 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190606-0054270

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Renisha Williams
4512 Hawthorn Dr.
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

Map/Parcel **062-02-0B-226.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CYNTHIA L. BREWER-PERRY, a married woman,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **RENISHA WILLIAMS, an unmarried woman,** hereinafter called the "GRANTEE," her heirs and assigns, those certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being all of Lot No. 184, Final Plat, Cluster Lot Development, Abbington Park, Phase One, Section Five, according to plat and survey of same appearing of record in Instrument No. 20060113-005368, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cynthia L. Brewer-Perry, a married woman, by Quitclaim Deed dated July 24, 2018, of record in Instrument No. 20181212-0120775, said Register's Office. See also, Warranty Deed dated October 14, 2013, of record in Instrument No. 20131016-0108069, in the name of Cynthia L. Brewer, an unmarried woman.

The captioned property is subject to matters as shown on plat of record in Instrument No. 20060113-0005368, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 4512 Hawthorn Dr., Nashville, Tennessee 37214.

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, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Charles Matthew Perry, spouse of Grantor, joins in this conveyance for the purpose of releasing any interest he may have in the captioned parcel by virtue of marriage or otherwise.

WITNESS OUR HANDS this 4th day of June, 2019.

Cynthia L. Brewer-Perry
CYNTHIA L. BREWER-PERRY

By: Bernice Burns AIF
Bernice Burns, Attorney-in-Fact

Charles Matthew Perry
CHARLES MATTHEW PERRY

By: Bernice Burns AIF
Bernice Burns, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **BERNICE BURNS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument on behalf of **CYNTHIA L. BREWER-PERRY and CHARLES MATTHEW PERRY**, and who acknowledged that she executed the same as the free act and deed of the said **CYNTHIA L. BREWER-PERRY and CHARLES MATTHEW PERRY**, for the purposes therein contained by virtue of that one certain Specific Power of Attorney duly executed by the said **CYNTHIA L. BREWER-PERRY and CHARLES MATTHEW PERRY,** and appearing of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 4th day of June, 2019

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 2-17-20

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is **$295,000.00.**

Bernice Burns
AFFIANT

Subscribed and sworn to before me on this 4th day of June, 2019.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 2-17-20