Karen Johnson Davidson County
Batch# 248498 DEEDWARR
06/25/2019 03:38:59 PM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20190625-0061614

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste 115 Brentwood, TN 37027 P19-10040-BW	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 589,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 2019 Notary Public MY COMMISSION EXPIRES: 5-2-22 (AFFIX SEAL)

J. BRADLEY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent M Wood	LEGACY MUTUAL MTG GARDNER FINANCIAL SVCS CMC	MAP
1915 Truett Avenue	3503 PACSANOS PKWY	PARCEL 083-06-0S-002.00-CO
Nashville, TN 37206	SAN ANTONIO, TX 78231	
(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, WE, **Harold Pillow Perry and Jennifer Gail Rattazzi, Husband and Wife**

BMW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent M Wood**

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, described as Unit B of Truett Avenue Homes, located in Nashville, Tennessee, as established and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150507-0041925, said Register's Office; to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments; property, co-owners and tenants of Truett Avenue Homes, contained in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150507-0041925, said Register's Office and By-Laws appended thereto the Declaration recorded in Instrument No. 20150507-0041925, said Register's Office as incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Harold Pillow Perry and Jennifer Gail Rattazzi by Warranty deed from Donna L. Harrison and Duane E. Harrison, wife and husband of record in Instrument No. 20160310-0022970 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 10, 2016.

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 () UNIMPROVED

(X) IMPROVED property known as 1915 Truett Avenue, Nashville, TN 37206.

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 _____ hand( ) this the ____ day of June, 2019.

Jennifer Gail Rattazzi

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Gail Rattazzi** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of June, 2019.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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 _____ hand( ) this the 21 day of June, 2019.

6/21/19

Harold Pillow Perry

STATE OF Califoenia
COUNTY OF San Francisco

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Harold Pillow Perry** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of June, 2019.

E. BELOTSERKOVSKAYA
COMM. # 2278320
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
MY COMM. EXP. MAR. 15, 2023

My Commission expires: 03/15/2023

Notary Public