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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621100**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $214,432.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2019. Notary Public My Commission Expires: 3/8/22

Karen Johnson Davidson County
Batch# 251980 DEEDWARR
07/02/2019 03:19:26 PM 2 pgs
Fees: $13.00 Taxes: $793.40
20190702-0064742

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allen Perry 1725 Stokes Lane ~~1808 Piedmont Avenue~~ Nashville TN ~~37216~~ 37215	New Owner 1725 Stokes Lane. Nashville, TN 37215	Tax Parcel ID No. 072-12-0-149.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimberly J. Clune, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen Perry , married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Dalewood, Section 1 of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 80.0 feet on the Southerly margin of Piedmont Avenue and extends back between parallel lines 157.0 feet to a dead line in th rear.

Being the same property conveyed to Kimberly J Clune by Warranty deed from Richard R. Dawson and spouse, Claire S. Dawson of record in Instrument No. 20070621-0074454 Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on June 21, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1729, Page 154, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1808 Piedmont Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2019.

Kimberly J. Clune

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly J. Clune, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2019.

Notary Public

My Commission Expires: 01/17/21

