Karen Johnson Davidson County
Batch# 281722 DEEDWARR
09/06/2019 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $661.93
20190906-0089987

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60645
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Randolph 322 Yorkshire Circle Nashville, TN 37211	David Randolph 810 Brentwood Pt. Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 16110C01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$178,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana M. Perry, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Randolph,*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*unmarried

Land in Davidson County, Tennessee, being Lot No. 401 or Building D on the Plan of Villages of Brentwood, Resubdivision of Lot 1 of Phase IV of record in Book 6900, page 471, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dana M. Perry, unmarried by Warranty Deed from Robert K. Overbey, Sr. and Peggy M. Overbey, Trustees of the Overbey Joint Revocable Living Trust Agreement U/A/D August 28, 2000 and and successors in trust, and any amendments thereto with full power to sell, mortgage or convey without the joinder of any beneficiary, of record in Instrument No. 20050302-0022835, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. The Plan of record in Book 6900, page 471, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7231, page 789, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c. Charter of Villages of Brentwood Homeowners Association, of record in Book 6158, page 352, amended in Book 7925, page 41; Book 7936, page 332; Book 8152, page 927; Book 8163, page 593; Book 7599, page 914, said Register's Office.

This is improved property, known as 322 Yorkshire Circle, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30 day of August, 2019

Dana M. Perry

Dana M. Perry

State of Tennessee

County of Bradley

On this 30 day of August, 2019, before me the undersigned authority, personally appeared Dana M. Perry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 8/17/2020

Notary

J. ANGELINE McMULLIN
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $178,900.00.

Affiant

Sworn and subscribed before me this 29th day of August, 2019.

My Commission Expires: 12/15/21

Notary

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

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