**NEW OWNER:**

**KYLE PERKINS**
**3621 DOGE COURT**
**NASHVILLE, TN 37204**

**SEND TAX BILLS TO:**

WELLS FARGO BANK, N.A.
2701 WELLS FARGO WAY
MINNEAPOLIS, MN 55408

**Map & Parcel 11813009700**

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 19-1060**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 283858 **DEEDWARR**
09/11/2019 08:40:27 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20190911-0091705

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thousand and 00/100 Dollars ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARY S. RUCKER, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KYLE PERKINS and FRANCES LEA PERKINS, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 11 on the Map of Section 2, Leawell, as shown on the plat of the same of record in Plat Book 2083, Page 56, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 11 fronts 68.52 feet on the westerly side of Dog Court, as measured along a curve, and runs back 96.1 feet on the northerly line and 189 feet on the southeasterly line, to a dead line, measuring 231.9 feet thereon.

Being the same property conveyed to ROBERT P. RUCKER and wife, MARY S. RUCKER by Warranty Deed from Charles O. Ogden and wife, Margery T. Ogden, dated September 11, 1956, and of record in Book 2595, Page 85, Register's Office for DAVIDSON County, Tennessee. Robert P. Rucker and Mary S. Rucker remained married, without intervening legal separation or divorce from the time of acquisition of the property herein until the death of Robert P. Rucker on December 1, 1996; therefore, Mary S. Rucker is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3619 DOGE COURT, NASHVILLE, TN 37204**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2803, Page 56, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 6th day of September, 2019.

Mary S. Rucker
MARY S. RUCKER

By: Anne Rucker Melton, AIF
Anne Rucker Melton, Attorney in Fact pursuant to Durable POA of record in Instrument No. 20190812-0080193, RODC, Tennessee

Mary S. Rucker
MARY S. RUCKER

By: RPR Jr AIF
Robert P. Rucker, Jr., Attorney in Fact pursuant to Durable POA of record in Instrument No. 20190812-0080193, RODC, Tennessee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ANNE RUCKER MELTON and ROBERT P. RUCKER, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument on behalf of, and as attorney-in-fact for, **MARY S. RUCKER,** the within-named bargainor, as the free act and deed of the said **MARY S. RUCKER.**

WITNESS my hand and official seal at office, this 6th day of September, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

**********

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00** .

AFFIANT

Sworn to and subscribed to before me this 6th day of September, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022