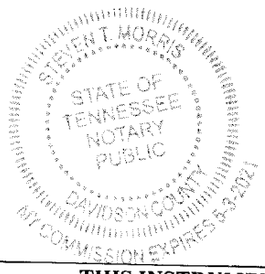
Karen Johnson Davidson County
Batch# 284680 DEEDWARR
09/12/2019 10:48:30 AM 6 pgs
Fees: $33.00 Taxes: $499.50
20190912-0092458

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $135,000.00. Affiant Subscribed and sworn to before me, this the 30th day of August, 2019. Notary Public My commission expires: 6-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Specialized IRA Services FBO Erskine Ray Perkins	New Owner	136-03-0A-029.00-CO
4000 Anderson Road #29		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIMBERLEE CASSELL, MARY JEAN LUBONIECKI, KEVIN FAULKNER, RILEY HEFFERAN, AND HAVEN BURNETT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPECIALIZED IRA SERVICES FBO ERSKINE RAY PERKINS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 29, Building No. 13, in a horizontal property regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Record Book 4460, page 79, and revised in Book 4460, page 88, Register's Office, for said county, to which reference is here made.

Being the same property conveyed to Stanley A. Luboniecki and wife, Judy H. Luboniecki by Warranty deed from Paul H. Parish, unmarried of record in Book 9660, page 335, Register's Office for Davidson County, Tennessee, dated April 28, 1995 and recorded on May 2, 1995.

Stanley A. Luboniecki and wife, Judy H. Luboniecki were divorced per Final Decree of Divorce Docket No. 96DR-880 of the Chancery Court of Rutherford County, One half interest vested to Stanley A. Luboniecki and one half interest vested to Judy J. Luboniecki.

Being the same property conveyed to Stanley A. Luboniecki and wife, Mary Jean Luboniecki, a one half interest, as joint tenants with the right of survivorship by Quitclaim deed from Stanley A. Luboniecki, a one half undivided interest of record in Instrument No. 20050503-0049296 Register's Office for Davidson County, Tennessee, dated April 9, 2005 and recorded on May 3, 2005.

Stanley A. Luboniecki having since died leaving wife, Mary Jean Luboniecki. Judy H. Luboniecki is also deceased.

Per Affidavits of Heirship recorded at _____, Judy H. Luboniecki left heirs Kim Cassell, Kevin Faulkner, Riley Heffernan and Haven Burnett.

Being also known as 4000 Anderson Road #29 Nashville, Tennessee 37217.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4000 Anderson Road #29, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2019.

Mary Jean Luboniecki by:

Kevin M. Blum, POA Attorney in Fact

Mary Jean Luboniecki by Kevin M. Blum, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin M. Blum, as attorney-in-fact for Mary Jean Luboniecki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2019.

_____
Notary Public

My Commission Expires: 8/9/2020

CRYSTAL TAPP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
My Comm. Expires
August 9, 2020

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2019.

Kimberlee Cassell

Kevin Faulkner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberlee Cassell and Kevin Faulkner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2019.

Notary Public

My Commission Expires: 10/7/2019

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2019.

Haven Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Haven Burnett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2ND ~~30th~~ day of ~~August~~ September, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2019.

Riley Hefferan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Riley Hefferan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2019.

Notary Public

My Commission Expires: 9-22-2020

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

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