1637-19

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2019.

Notary Public

COMMISSION EXPIRES: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 306855 DEEDWARR
10/28/2019 01:12:30 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20191028-0110277

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dorothy Kaminski	Dorothy Kaminski	131 01 0D 132.00
(NAME)	(NAME)	
5025 Hillsboro Pike, Apartment No. 16D	2307 Valley Brook Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **William A. Perry and wife, Irma O. Perry,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy Kaminski, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 132 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .501% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, Page 325 as amended in Book 5616, Page 133 and in Book 6079, Page 516, et seq., said Register's Office. Said Unit is also known as Apartment No. 16D.

Being the same property conveyed to William A. Perry and wife, Irma O. Perry by Deed dated December 28, 1977 from Georgetown of Nashville Limited Partnership, recorded December 28, 1977, in Book 5237, Page 826, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The above described property was never used as the primary residence for the above named Grantors, named herein.

This is Improved property, known as 5025 Hillsboro Pike, Apartment No. 16D (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

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, successors 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, successors 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 our hands this 28th day of October, 2019.

William A. Perry, by Ernest D. Bennett, III, his ATTORNEY-IN-FACT

William A. Perry by Ernest D. Bennett, III, his Attorney-In-Fact

Irma O. Perry, by Ernest D. Bennett, III, her ATTORNEY-IN-FACT

Irma O. Perry by Ernest D. Bennett, III, her Attorney-In-Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ernest D. Bennett, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named William A. Perry and Irma O. Perry being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 28th day of October, 2019.

My Commission Expires: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

_____ Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

_____

Notary Signature

My Commission Expires: September 7, 2020