Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1328

Karen Johnson Davidson County
Batch# 311964 DEEDWARR
11/06/2019 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20191106-0114512

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith Pillatsch and Maggie Pillatsch, husband and wife**, 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:**

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Patterson's Subdivision of Maple Hill, as of record in Plat Book 332, page 75, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Allen Perry, married, by deed from SC2 Properties, LLC, a Texas limited liability company, dated April 5, 2018, of record in Inst. No. 20180409-0033168, Register's Office for Davidson County, Tennessee. The subject property has not been the residence of the Grantor or the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 434 Patterson Street, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 4th day of November, 2019.

Allen Perry

State of Tennessee)
County of Davidson)

On this 4th day of November, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/8/22

ANGELA F. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of ~~Davidson~~ Williamson) LT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 469,900.00.

Affiant

Sworn and subscribed before me on this the 4th day of November, 2019.

Notary Public

My Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

NEW OWNER:
Keith Pillatsch
434 Patterson Street
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
133-01-0-095.00

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

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)