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

39-B
File #19-1412

Karen Johnson Davidson County
Batch# 316320 DEEDWARR
11/15/2019 10:11:30 AM 2 pgs
Fees: $13.00 Taxes: $1,775.63
20191115-0117984

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 **Naphtali A. Marshall and Alyssa A. Marshall, 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. 54 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 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: 430 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.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

WITNESS THE EXECUTION HEREOF this 14th day of November, 2019.

Allen Perry

State of Tennessee)
County of Davidson)

On this 14th 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 Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 479,900.00.

Affiant

Sworn and subscribed before me on this the 14th day of November, 2019.

Notary Public

My Commission Expires: _____

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

NEW OWNER:
Naphtali A. Marshall
430 Patterson Street
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
133-01-0-094.00