# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

W-BR-19-1708

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Robert Junior Hurt, III and Whitney Hurt** | **Bank of America, N.A.** | |
| (NAME) | (NAME) | |
| **1708 Executive Way** | **101 South Tryon Street** | **041-06-0A-027.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | **Charlotte, NC 28255** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID PERRY AND SHANNON PERRY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT JUNIOR HURT, III AND WHITNEY HURT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Liberty Place Subdivision of record in Plat at Instrument No. 20060606-0066841 as corrected by Surveyor's Certificate Correction in Instrument No. 20060614-0070620, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Perry and Shannon Perry by Warranty Deed from Patrick A. Baker and Hollie M. Baker, husband and wife of record in Instrument No. 20150424-0036825 Register's Office for Davidson County, Tennessee, dated April 20, 2005 and recorded on April 24, 2005.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20060606-0066841, as corrected by Surveyor's Certificate Correction in 20060614-0070620, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060626-0076309, Register's Office for Davidson County, Tennessee.
- Charter of Liberty Place of record in Instrument Number 20060628-0076971, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowners Association for open space/common area of record in Instrument Number 20070125-0010476, in the Register's Office for Davidson County, Tennessee.
- All matters appearing on the Final Plat Amendment of Open Space Liberty Place of record in Instrument Number 20070103-0001072, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050722-0005623, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 6479, Page 121, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1708 Executive Way, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Karen Johnson Davidson County
Batch# 341417 DEEDWARR
01/10/2020 09:52:01 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20200110-0003587

Witness my/our hand(s) this the 8th DAY OF JANUARY, 2020.

David Perry

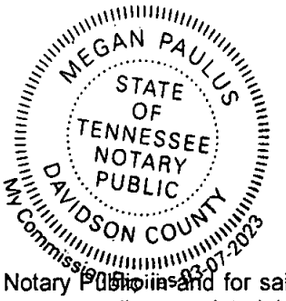
Shannon Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of January, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

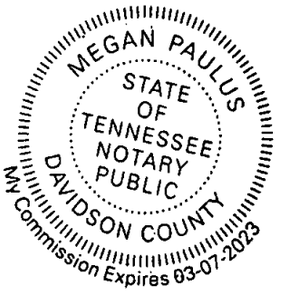



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of January, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212