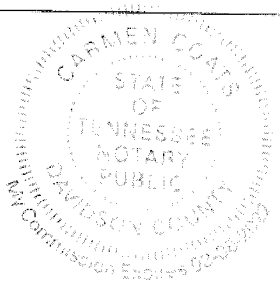
Karen Johnson Davidson County
Batch# 342518 DEEDWARR
01/13/2020 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $431.05
20200113-0004396

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $116,500.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2020.

Notary Public

My commission expires:

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:
Kenneth S. Perkins	NEW OWNER	093-01-0A-268.00-CO
2021 Emma Kate Court		
LaVergne, TN 37086		

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, **DEBORAH DECKNER-DAVIS, CONSERVATOR FOR CHARLES WILLIAM DECKNER, HEIR AT LAW OF THE ESTATE OF ORA MAE DECKNER,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH S. PERKINS, A MARRIED MAN, AND SALLY BARKLEY, A MARRIED WOMAN, AS JOINT TENANTS** 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:

Being Unit No. 1012, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, Page 417, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ora Mae Deckner, a widow by Warranty deed from Harriett C. Van Pelt and husband, John C. Clouse of record in Book 9775, page 516, Register's Office for Davidson County, Tennessee, dated August 25, 1995 and recorded on August 28, 1995.

Ora Mae Deckner having since died leaving son Charles William Deckner. Deborah Frances Deckner-Davis was granted permission to sell the property pursuant to Order recorded at Docket No. 19P1743 in the Seventh Circuit Court for the Twentieth Judicial District of Tennessee.

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 510 Gay Street #1012, Nashville, TN 37219, 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 3rd day of January, 2020.

Estate of Ora Mae Deckner

Deborah Deckner-Davis, Conservator for Charles William Deckner, Heir-at-Law

Deborah Deckner-Davis, Conservator for Charles William Deckner, Heir-at-Law

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah Deckner-Davis, Conservator for Charles William Deckner, Heir at Law of the Estate of Ora Mae Deckner, 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 3rd day of January, 2020.

Notary Public April Williams

My Commission Expires: 4-20-2020

APRIL WILLIAMS
COM. EXP.
NOTARY
PUBLIC
April 20, 2020
FULTON COUNTY, GEORGIA

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

