Record + Return to:
This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 4-20-6320

Karen Johnson Davidson County
Batch# 364004 DEEDWARR
02/26/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20200226-0021544

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2020

Notary Public
My Commission Expires: 10-2-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Debra Grimes 1008B Joseph Avenue Nashville, TN 37207	Gardner Financial Services LTD, dba Le gacy Mutual Mortgage 730 Cool Springs Boulevard 110 Franklin, TN 37067	105-07-0-155.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **William Perkins**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Debra Grimes, unmarried woman**, 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:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of the easterly 177.5 feet of Block "C" of the Merritt & Hagan Lands, as of record in Minute Book "N", Page 241, of the County Clerk for Davidson County, Tennessee.

Said part of said Block fronts 50 feet on the West side of Daisy Street or Little Hamilton and runs back between parallel lines, 177.5 feet to an alley.

Being the same property conveyed by Warranty Deed from Earl Jackson Flippen and wife, Irene R. Flippen, and Annie B. Batey, Betty Jean Schroeder, and William N. Batey, as the sole heirs-at-law of Dave E. Batey, deceased to Mike Chisholm, a married man as recorded on the 26th day of June, 1997 in Deed Book 10507, Page 56; Warranty Deed from Mike Chisholm, a married man to Edward DesPrez and wife, Karla DesPrez as recorded on the 18th day of September, 2003 in Instrument No. 20030918-0138321; Warranty Deed from Edward DesPrez, by and through his lawful-attorney-in-fact, Karla DesPrez and wife, Karla DesPrez to Hugo Cesar Plantillas-Rincon and wife, Amira Yuridi as recorded on the 15th day of June, 2005 in Instrument No. 20050615-0068520 and Warranty Deed from Hugo Cesar Plantillas-Rincon and wife, Amira Yuridi to Stanley S. Skrobot and William H. Perkins, tenants in common with right of survivorship as recorded on the 19th day of July, 2007 in Instrument No. 20070719-0085756, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **1315 Little Hamilton Avenue, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2020.

GRANTOR:

William Perkins

William Perkins

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Perkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of February, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

