WARRANTY DEED

File #2020032939

ATT VIXAY VONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 378341 DEEDWARR
03/27/2020 09:24:00 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20200327-0033231

MY COMMISSION EXPIRES: 01/18/22

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Series, LLC-Percy Priest Series, a designated series of Carter Series, LLC, a Tennessee Limited Liability Company	NEW OWNER	108-03-0-044.00
(NAME)	(NAME)	
P.O. Box 681484	P.O. Box 681484	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37068	Franklin, TN 37068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Ronald Perry and wife, Lillian Perry,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carter Series, LLC-Percy Priest Series, a designated series of Carter Series, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 92-A on the Plan of Patio Villa, Section Four, Zone Lot Division Lots 87 thru 92 of record in Plat Book 6900, Page 538, amending Plat Book 5200, Page 632, 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 Ronald Perry and wife, Lillian Perry by Warranty Deed from Gilbert L. Smith, unmarried of record in Book 8656, Page 575, Register's Office for Davidson County, Tennessee, dated June 19, 1992 and recorded on June 22, 1992.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 5200, Page 632, and amended in Book 6900, Page 538, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5970, Page 829 Corrected in Book 6014, Page 978, as amended in Book 6199, Page 70, Book 6406, Page 799 and in Book 6555, Page 576, Register's Office for Davidson County, Tennessee.; Patio Villa Rules and Regulations of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee.; Sign Location Leases of record in Book 5164, Page 34, Book 5157, Page 655, and in Book 5680, Pages 76, 78 and 80., in the Register's Office for Davidson County, Tennessee.; Subject to Easement for Sewer Lines of record in Book 6155, Page 742, and in Book 6021, Page 919, in the Register's Office for Davidson County, Tennessee.; Subject to Easement for Sewer of record in Book 6021, Page 843, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **1117 Cabana Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 25th day of March, 2020.

x Ronald Perry by Kenneth W Perry, attorney in fact

Ronald Perry, by Kenneth W. Perry, as his

attorney in fact

x Lillian Perry by Kenneth W Perry, attorney in fact

Lillian Perry, by Kenneth W. Perry, as her attorney in fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 25TH day of March, 2020, before me personally appeared Kenneth W. Perry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Ronald Perry, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20200327.0033229 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 25th day of March, 2020.

Commission expires:

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

MY COMMISSION EXPIRES:
01/18/22

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 25TH day of March, 2020, before me personally appeared Kenneth W. Perry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Lillian Perry, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20200327.0033230 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 25th day of March, 2020.

Commission expires:

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

MY COMMISSION EXPIRES:
01/18/22

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128