Karen Johnson Davidson County
Batch# 394414 DEEDWARR
05/01/2020 10:30:49 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20200501-0045709

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200224779**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2020. Notary Public My Commission Expires: 9/4/22

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER

WARRANTY DEED

Address New Owner: Garrett M. Perry and S. Elyse Perry 4725 Danby Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-01-0-095.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Lavender, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garrett M. Perry and S. Elyse Perry, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 339, as shown on the map entitled Section Three Caldwell Hall, of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SUSAN LAVENDER EVANS and husband, TYLER EVANS, by deed from ANNA N. CARPENTER NOW KNOWN AS ANNA C. SOPH, of record as Instrument No. 20080604-0057476 , dated May 22, 2008 , said Register's Office.

Being further conveyed to SUSAN LAVENDER EVANS by quitclaim deed from TYLER EVANS, of record in Instrument No. 20160630-0066958, dated June 27, 2016, said Register's Office.

Susan Lavender Evans is now known as Susan Lavender.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 147-01-0-095.00.

Matters shown on the Plan of record in Plat Book 2900, page 131, said Register's Office.

This is improved property located at 4725 Danby Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of April, 2020.

Susan Lavender by SK, Her Attorney-in-Fact
Susan Lavender by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Susan Lavender and that she is authorized by Susan Lavender to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of April, 2020.

Janderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022