WARRANTY DEED

Karen Johnson Davidson County
Batch# 431193 **DEEDWARR**
07/06/2020 01:31:31 PM 2 pgs
Fees: $13.00 Taxes: $5,379.80

20200706-0072398

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY SEPTEMBER 6

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,454,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 37214

File No.: NAS0162-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Callie Bartz and Ryan Bartz	Callie Bartz and Ryan Bartz	105-13-0-295.00
(NAME) 922 Lawrence Avenue	(NAME) 922 Lawrence Avenue	
(ADDRESS) Nashville, TN 37204-2421	(ADDRESS) Nashville, TN 37204-2421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Four Hundred Fifty-Four Thousand And No/100 Dollars ($1,454,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRIAN PERKINS AND LAUREN PERKINS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALLIE BARTZ AND RYAN BARTZ, *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:

*wife and husband

Land in Davidson County, Tennessee, being the West 50 feet of Lot No. 86 on the Plan of Waverly Place of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 86 fronts 50 feet on the North side of Lawrence Avenue and runs back between parallel lines , 163.3 feet on the West line and 165 feet, more or less on the East line to an alley, on which it measures 50 feet thereon.

Being the same property conveyed to Brian Perkins and Lauren Perkins, husband and wife by Warranty deed from Bettie Mai Robinson Lewis, unmarried of record in Instrument No. 20180618-0058072 Register's Office for Davidson County, Tennessee, dated June 11, 2018 and recorded on June 18, 2018. (Value of consideration shown in aforementioned deed $440,000.00.) Being also known as 922 Lawrence Avenue Nashville, Tennessee 37204.

This is:

unimproved ☐

improved ☒ property, known as 922 Lawrence Avenue, Nashville, TN 37204-2421

(House No.) (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 2nd day of July, 2020.

Brian Perkins

Lauren Perkins

State of Tennessee

County of Davidson

On this 2nd day of July, 2020, before me personally appeared Brian Perkins and Lauren Perkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 2nd day of July, 2020.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY