PREPARED BY: RETURNED TO:

BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728822

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,255,000.00.

Robin Edwards
Affiant

Subscribed and sworn to before me, this 27th day of July, 2020.

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Kim Murray
Notary Public
My Commission Expires: 3/28/22

Karen Johnson Davidson County
Batch# 445433 DEEDWARR
07/29/2020 11:16:57 AM 2 pgs
Fees: $13.00 Taxes: $4,643.50

20200729-0083396

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grant MacKenzie Kinnett and Sandra Mitchell Kinnett 606 Lynnbrook Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117 01 0 077.00

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, **Charles D. Perry, III, and Catherine B. Perry, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant MacKenzie Kinnett and Sandra Mitchell Kinnett, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Lynnbrook Road, 225 feet South of the South margin of Woodlawn Avenue; thence Southerly along the Easterly margin of said Avenue, 100 feet to a point which is 100 feet North of the Northwest corner of Lot No. 1 of the Meadowlawn Subdivision of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee; thence Easterly parallel to the Northerly margin of Meadowlawn Subdivision, 200 feet to a point; thence Northerly, parallel with the Easterly margin of Lynnbrook Road, 100 feet to a point; thence Westerly 200 feet to the point of beginning.

Being the same property conveyed to Charles D. Perry, III and Catherine B. Perry, husband and wife, by Warranty Deed from Michael T. McGuffin and Shannon S. McGuffin, husband and wife, of record in Instrument No. 20130718-0074625, in the Register's Office of Davidson County, Tennessee, dated July 16, 2013 and recorded on July 18, 2013.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MEADOWLAWN, as recorded in Plat Book 974, Page(s) 35.

This is improved property located at 606 Lynnbrook Road Nashville TN 37215

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 27th day of July, 2020.

Charles D. Perry, III.

Catherine B. Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles D. Perry, III. and Catherine B. Perry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2020.

Notary Public

My Commission Expires: _____

