Karen Johnson Davidson County
Batch# 457416 DEEDWARR
08/14/2020 12:59:50 PM 2 pgs
Fees: $13.00 Taxes: $1,923.63
20200814-0091342

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1357

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elaine Naughton, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1808 Piedmont Avenue, of record as Instrument No. 20190729-0074616, and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to Kimberly J Clune by Warranty deed from Richard R. Dawson and spouse, Claire S. Dawson of record in Instrument No. 20070621-0074454 Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on June 21, 2007.

Being a portion of the same property conveyed to Allen Perry, married by Warranty deed from Kimberly J. Clune, unmarried of record in Instrument No. 20190702-0064742 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on June 28, 2019. The Grantor, Grantor's Spouse or issue have resided in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1808 B Piedmont Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Elaine Naughton **1808 B Piedmont Avenue** **Nashville, TN 37216**	Caliber Homes Loans 1525 Beltline Road Coppell, TX 75019	**072-12-0M-002.00**

WITNESS THE EXECUTION HEREOF this 30th day of July, 2020.

Allen Perry

State of Tennessee)
County of Davidson)

On this 30th day of July, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/3/2020

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 519,900.00.**

Affiant

Sworn and subscribed before me on this the 13th day of August, 2020.

Notary Public

My Commission Expires: January 8th, 2024

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE