Karen Johnson Davidson County
Batch# 469128 DEEDWARR
09/03/2020 10:27:24 AM 2 pgs
Fees: $13.00 Taxes: $1,923.63
20200903-0100375

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

39-B
File #20-1375

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 **Kyle William Reid and Amanda S. Reid, husband and wife**, 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 A, 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 subject property has not been the residence of the Grantor nor Grantor's Spouse or issue.

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 A 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:
Kyle William Reid
1808 A Piedmont Avenue
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
Studio Bank
A 124 12th Ave S.
Ste 400
Nashville TN 37203

TAX MAP-PARCEL #:
072-12-0M-001.00

WITNESS THE EXECUTION HEREOF this 31st day of August, 2020.

Allen Perry

State of Tennessee)
County of Davidson)

On this 31st day of August, 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: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 31st day of August, 2020.

Stacey Denson Palmer

Notary Public

My Commission Expires: 1/3/23

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: