Karen Johnson Davidson County
Batch# 496934 DEEDWARR
10/16/2020 10:45:31 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20201016-0120621

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 35770-09-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

M. Spitzaggle
Affiant

Subscribed and sworn to before me this 15th day of October, 2020.

Jan Anderson
Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicole Marie Tate 518 Acklen Park Drive Nashville, TN 37205	**NEW OWNER**	Map and Parcel No.: 10405006300

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, Kimmy L. Perryman, a married man ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Nicole Marie Tate, an unmarried woman ("Grantee") her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 518 Acklen Park Drive, Nashville, Davidson County, Tennessee 37205.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject property is not and has never been his marital residence.

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 the 15th day of October, 2020.

GRANTOR:

Kimmy L. Perryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimmy L. Perryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2020.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of First Revision Acklen Place, as of record in Instrument No. 20020405-0041922, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to K & K Investments by deed dated February 1, 1999 from Robert E. Baker of record in Book 11325, page 644, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 27, 2001 of record in Instrument No. 20020103-0000987, Register's Office for Davidson County, Tennessee, K & K Investments, a Tennessee Partnership, conveyed subject property to Kimmy L. Perryman.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 10405006300.

2. All matters appearing on the Plan of record as Instrument No. 20020405-0041922, Register's Office for Davidson County, Tennessee.

3. Easement granted to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.