WARRANTY DEED

Karen Johnson Davidson County
Batch# 499468 **DEEDWARR**
10/20/2020 03:51:55 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20201020-0122330

A-BMR-20-0127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robin Perkins	**American Neighborhood Mortgage Acceptance Company, LLC**	
(NAME)	(NAME)	**053-16-0-306.00**
127 Rifle Range Road	**700 East Gate Drive, Suite 400**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Mt. Laurel, NJ 08054**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **909 DEVELOPMENT GROUP, LP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBIN PERKINS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Jordan Property of record in Plat at Instrument No. 20000609-0057662, 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 the same property conveyed to Robert Lee Jordan and wife, Ida Jordan by Warranty deed from Albert H. Woodard and Alta Lois Woodard of record in Book 4252, page 82, Register's Office for Davidson County, Tennessee, dated July 15, 1968.

Being the same property conveyed to Robert Lee Jordan, Jr by Quitclaim deed from Robert Lee Jordan, a single person of record in Instrument No. 20000626-0063307 Register's Office for Davidson County, Tennessee, dated June 16, 2000 and recorded on June 26, 2000. (Value of consideration shown in aforementioned deed $0.00.).

- Affidavit of Heirship, recorded on March 20, 2018, record in Instrument No. 20180320-0026123.
- Affidavit of Heirship, recorded on December 07, 2018, record in Instrument No. 20181207-0119533.
- Affidavit of Heirship, recorded on December 07, 2018, record in Instrument No. 20181207-0119534.

Being the same property conveyed to 909 Development Group, LP by Warranty deed from Robert Lee Jordan, III in his individually capacity and as Administrator of the Estate of Robert Lee Jordan, Jr of record in Instrument No. 20181207-0119535 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 07, 2018. (Value of consideration shown in aforementioned deed $December 07, 2018.) Being also known as 127 Rifle Range Road Old Hickory, Tennessee 37138.

This conveyance is subject to:
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000609-0057662, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **127 Rifle Range Road, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16 DAY OF OCTOBER, 2020.

909 Development Group, LP

BY: _____
Carolyn Lutz
Authorized Agent

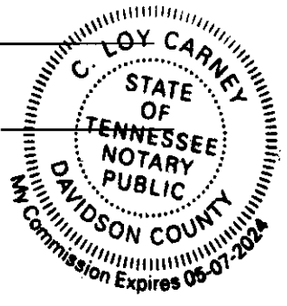
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN LUTZ,with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the AUTHORIZED AGENT of 909 DEVELOPMENT GROUP, LP, a TENNESSEE LIMITED LIABILITY PARTNERSHIP, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal this 16 day of October, 2020

_____
NOTARY PUBLIC

My Commission Expires: _____



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212