WARRANTY DEED

Karen Johnson Davidson County
Batch# 501696 DEEDWARR
10/26/2020 02:13:56 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20201026-0123977

J-SB-TBH-20-5707

RYAN TIBBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

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)
TBH Properties, LLC	**New Owner**	
(NAME)	(NAME)	**103-02-0-093.00**
100 Loch Leven Way		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **SAMUEL PERRY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TBH PROPERTIES, LLC, A TENNESEE LIMITED LIABILITY COMPANY,** 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 the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 8, of the Plan of the Subdivision of C. C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, described according to a survey made by Z . J. Wilkinson, Surveyor, May 14, 1945 as follows:

Beginning at the Southerly margin of Maudin Street at a point 215 feet West of the Westerly margin of Osceola Avenue, as widened; thence with said street South 67 degrees. West, 100 feet to an iron pin at the Northeast corner of the property conveyed to Frank J. Pickney and wife, by Deed from C. A. DeMoss and wife, of record in Book 1179, Page 208, said Register's Office; thence with the said Pickney's Easterly line South 7 degrees. 30 minutes. East 365 feet to a stake in the Northerly line of the property conveyed to Luther W. Campbell and wife, by Deed from J. B. Stephens, Jr., and wife, of record in Book 1309, Page 669, said Register's Office; thence with said line, North 89 degrees. East, 100 feet to a point 196.5 feet West of the Westerly margin of Osceola Avenue, as widened; thence Northwardly 400 feet, more or less to the beginning.

Being the same property conveyed to Samuel Perry, married by Warranty deed from Jonathan Arbuckle, married of record in Instrument No. 20180711-0067146 Register's Office for Davidson County, Tennessee, dated July 09, 2018 and recorded on July 11, 2018.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Agreement for dedication of easement for storm sewers and/or sanitary sewer of record in Book 4496, Page 788, Register's Office of Davidson County, Tennessee.
- Subject to a Twenty-foot easement for perpetual ingress and egress to land located to the rear of the subject property as of record in Book 8412, Page 836, and Book 8478, Page 45, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **5707 Maudina Ave, Nashville, Tennessee 37209**.

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 20th DAY OF OCTOBER, 2020.

Samuel Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of October, 2020.

Notary Public
My Commission Expires: 1/23/2023
(SEAL)

JENNIFER WEST
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

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