Karen Johnson Davidson County
Batch# 585303 DEEDWARR
03/05/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,037.85
20210305-0029148

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115072

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,500.00. Melissa Lowe AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2021 NOTARY PUBLIC My commission expires: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: Michael Perry 316 Starboard Ct Nashville, TN 37217	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 136-14-0-174.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand Five Hundred and 00/100 Dollars ($280,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KIEFER SHEA ELLER, A SINGLE PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL PERRY**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Revised Plan of Harbor Gate, Section Two, of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Kiefer Shea Eller, a single person from Benjamin Sterling and wife, Kimberly Sterling, by Warranty Deed dated 06/30/2016 and recorded 07/07/2016 in Instrument No. 20160707-0069637, Register's Office of said County.

The address of the herein described property is believed to be 316 Starboard Court, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of February, 2021.

KIEFER SHEA ELLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kiefer Shea Eller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of February, 2021.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Jessi Castleman** do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessi Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones** a notary public for this county and state, **Jessi Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Jones
My Commission Expires:

SEAL

