Return to: B435

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/04 09:07 2pgs
Fees:13.00 Taxes:1073.00

20041215-0148926

04-11-012-DA
State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of November, 2004

Notary Public

My Commission Expires: 7-21-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Robert Lee Perkins	MAGNOLIA MORTGAGE COMPANY, LLC	172-11-O-A
(NAME) 1209 Wexford Downs Lane	(NAME) 1550 S. UNIVERSITY BOULEVARD	068.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) MOBILE, AL 36609	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael L. Quint and Sheri L. Quint, Husband and Wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Lee Perkins, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns, a 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. 15, on the plan Wexford Downs, A PLANNED UNIT DEVELOPMENT, Section Two of record in Book 9700, Page 593 & 594, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael L. Quint and Sherri L. Quint, husband and wife, by Deed from COREY BUNCH AND SOPHIA YOUNG-BUNCH, HUSBAND AND WIFE, of record in Instrument No. 20040102-0000040, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Wexford Downs, of record in Book 10292, Page 51 and made applicable in Book 10792, Page 822, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1209 Wexford Downs Lane, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, OUR hands, this 30th day of November, 2004.

Michael L. Quint

Sheri L. Quint

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael L. Quint and Sheri L. Quint, Husband and Wife**, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 30th day of November, 2004.

My Commission Expires: 03/31/07

Notary Public PETER WEISS/SCOTT D. WEISS

