Box 13 # 9552

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perkins Investment Group, L.P. a Tennessee limited partnership	Perkins Investment Group, LP a Tennessee limited partnership	130-6A.8
(NAME) 715 Belle Meade Boulevard Unite E-2	(NAME) P.O. Box 23309	
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Nashville TN 37202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/11/05 14:42 2 pgs
Fees:13.00 Taxes:1572.50
20050411-0039884

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nancy Baker and Keith Middleton as Co-Executors of the Estate of Ann Middleton Ross, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Perkins Investment Group, L.P. a Tennessee limited partnership, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. E-2 of Belle Meade Condominiums created under Title 66, Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as establishes by Master Deed of record in Book 5969, page 829, as amended in Instrument No. of record in Book 6020, Page 72, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said Unit except as otherwise herein reserved. Reference is hereby made to the plat of Belle Meade Condominiums, of record in Book 5200, Page 469, in said Register's Office for a more complete identification and description of said unit.

Being the same property conveyed to J. Donald Ross and wife Ann Ross, by deed of record in Book 8775, Page 836, Register's Office for Davidson County, Tennessee. The said J. Donald Ross predeceased Ann Ross. The said Ann Ross having since died testate leaving Nancy Baker and Keith Middleton as Co-Executors of the Ann Middleton Ross Estate in Probate No. 04P1984.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 715 Belle Meade Blvd. Condominium E-2, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 hand this 6th day of April, 2005.

Nancy Baker and Keith Middleton as Co-Executors of the Estate of Ann Middleton Ross

By: _____

Nancy Baker and Keith Middleton as Co-Executors of the Estate of Ann Middleton Ross

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Nancy Baker and Keith Middleton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to the Co-Executors of the Estate of Ann Middleton Ross and that they as such Co-Executors executed the foregoing instrument for the purposes therein contained by signing the name of the estate by themselves as Co-Executors.

Witness my hand and official seal at Nashville, Tennessee this 6th day of April, 2005.

Commission expires: May 28, 2006

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Notary Public

