6

WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RYAN M. PERKINS	PRIMETRUST BANK	**128-9-26**
(NAME) **305 HARPETH VALLEY**	(NAME) 7516 HIGHWAY 70 S, SUITE 110	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) NASHVILLE, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CYNTHIA R. HOPKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN M. PERKINS AND TANDY H. PERKINS, husband and wife**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF B.V. 1776 ESTATES, OF RECORD IN BOOK 5050, PAGE 76, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 35 FRONTS 175 FEET ON THE NORTHERLY SIDE OF HARPETH VALLEY DRIVE AND EXTENDS BACK 165 FEET ON THE WESTERLY LINE AND 260 FEET ON THE EASTERLY LINE TO A DEAD LINE, WHICH IS A BROKEN LINE, MEASURING 211.49 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA R. HOPKINS BY DEED FROM MICHAEL HOPKINS BY DEED FROM MICHAEL HOPKINS OF RECORD IN INSTRUMENT NO. 20020613-0071941, DATED MAY 31, 2002 AND RECORDED JUNE 13, 2002, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **305 HARPETH VALLEY, NASHVILLE, TN 37221**

(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 **21ST day of February, 2006.**

CYNTHIA R. HOPKINS

Davidson County DEEDWARR
Recvd: 02/23/06 10:04 2 pgs
Fees:13.00 Taxes:370.00

20060223-0021077

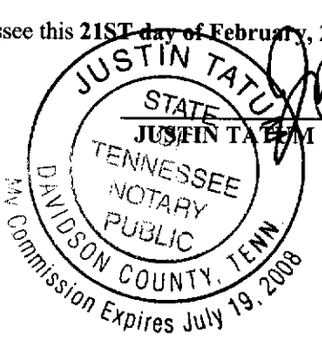
STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **CYNTHIA R. HOPKINS AND MICHAEL B. HOPKINS** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **21ST day of February, 2006.**

Commission expires: **July 19, 2008**



JUSTIN TATUM Notary Public