File No. 290700105

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DEANNE L. GREGORY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090051014 DEEDWARR
Recvd: 07/29/09 10:02 2 pgs
Fees:13.00 Taxes:679.32

20090729-0070845

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Frank	Wells Fargo Bank, N.A	172120B01100CO
(NAME) 909 Fallview Trail	(NAME) MAC# M3601-033 4041 Essen Lane Suite 101	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Baton Royge, LA 70809	
(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 considerations, the receipt of which is hereby acknowledged, WE, Steven T. Perkins and wife, Wendy R. Perkins, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Justin Frank and wife, Tiffany Frank, hereinafter called the grantee(s), 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. 28 on the Plan of Bradford Hills, as of record in Plat Book 7900, Page 6, Amended in Book 7900, Page 110, 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 Steven T. Perkins and wife, Wendy R. Perkins by Warranty Deed dated 10/23/2000 from Daniell R. Green and wife, Maryann D. Green as recorded on 10/26/2000 in Instrument 20001026-0106167, Register's Office for Davidson County, Tennessee.

County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 6, Amended in Book 7900, Page 110, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8071, Page 520, Register's Office for said County.

Quitclaim Deed to Homeowner's Association as shown of record in Book 8154, Page 304, Register's Office for said County.

Restrictive Covenants of record in Deed Book 8069, Page 170, Register's Office of said County.

By-Laws of record in Deed Book 8071, Page 531, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 909 Fallview Trail, Nashville, TN 37211
(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 GRANTEE(S), 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), 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 hands this 27th day of July, 2009.

Steven T. Perkins

Wendy R. Perkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

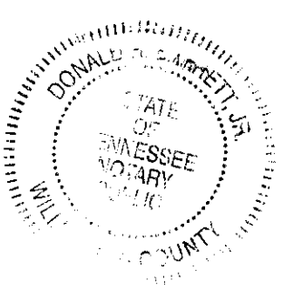
Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Steven T. Perkins and Wendy R. Perkins, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 27th day of July, 2009.

Commission expires:

10/10/09

Notary Public



File Number: 290700105

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027