BILL GARRETT, Davidson County
Trans:T20100057396 DEEDWARR
Recvd: 09/13/10 13:45 2 pgs
Fees:12.00 Taxes:0.00

20100913-0072659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-6-2014

LISA MICHELLE BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2014

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Nadine E. Shea, Modrall Sperling Law Firm, P.O. Box 2168, Albuquerque, NM 87103-2168

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Perkett, Trustee of the Elizabeth A. Perkett Revocable Trust UTA dated July 19, 2010	BAC Home Loans Servicing, LP Attn: Tax Dept, CA6-913-LB-01	115-12-60
(NAME) 6206 Bresslyn Road	(NAME) P.O. Box 10211	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Van Nuys, CA 91499-6089	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ELIZABETH ANN PERKETT, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ELIZABETH A. PERKETT, TRUSTEE OF THE ELIZABETH A. PERKETT REVOCABLE TRUST UTA DATED JULY 19, 2010,

HEREINAFTER CALLED THE GRANTEE, HER HEIRS, 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. 135 on the Plan of West Meade Farms, Inc., Section F, as of record in Book 1835, Page 71, Register's Office for said County, Tennessee, to which Plat reference is made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth Ann Perkett, unmarried, by deed from Thomas Herbert, Jr. and wife, Kathy Herbert of record in Instrument Number 20060801-0093186, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property, known as 6206 Bresslyn Road, Nashville, TN 37205.

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, her heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 31 day of August, 2010.

Elizabeth Ann Perkett

ELIZABETH ANN PERKETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument was acknowledged before me on August 31, 2010 by ELIZABETH ANN PERKETT.

(Seal) LAURA MICHELLE BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3-3-2014

L. M. Buchanan

Notary Public

My Commission Expires: 3-3-2014

K:\doc\client\84282\0001\W1290575.DOC