BILL GARRETT, Davidson County
Trans:T20110082099 DEEDWARR
Recvd: 12/28/11 11:33 2 pgs
Fees:13.00 Taxes:414.40

20111228-0101394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Allison Smith
Affiant

Subscribed and sworn to before me, this 21ST DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ray Kenneth Clark, unmarried | Ark-La-Tex Financial Services, LLC DBA Benchmark Home Loans (NAME) | 073160A11200CO |
| 112 Cumberland Trace (ADDRESS) | 5160 Tennyson Parkway, Ste. 2000W (ADDRESS) | |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Plano, TX 75024 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kenneth Perkins and wife, Lisa B. Perkins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ray Kenneth Clark, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 112 ON THE PLAN OF CUMBERLAND TRACE OF RECORD IN BOOK 5200, PAGE 724, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AT BOOK 6218, PAGE 528, AS AMENDED AT INSTRUMENT NO. 20090825-00080066, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH DOCUMENTS REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. AS CORRECTED BY SCIVENER'S AFFIDAVIT OF RECORD BY INSTRUMENT NO. 20101015-0082756, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KENNETH PERKINS, A MARRIED MAN, BY DEED FROM SANDRA S. WEBB, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20100917-0074063, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LISA B. PERKINS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 112 Cumberland Trace, Nashville, TN 37214
(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/our hand(s) this 21st day of December, 2011.

**WARRANTY DEED**
(Continued)

Kenneth Perkins

Lisa B. Perkins

STATE OF Virginia

COUNTY OF Roanoke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Perkins and wife, Lisa B. Perkins, the herein 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, this the 20th day of December, 2011.

Notary Public

My Commission Expires: March 31, 2014

(SEAL)

DAVID W. FOSTER
COMMONWEALTH OF
Expires
3/31/2014
ID#
315073
VIRGINIA
NOTARY PUBLIC

**RETURN TO:**
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203