Prepared By:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
12-0009T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 182,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of January, 2012.

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
Commission Expiration: 9/8/13

ADDRESS OF NEW OWNER:
Karen J. Mecklenburg
1112 Andrew Donelson Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
new owner

MAP-PARCEL:
075110A02700CO

WARRANTY DEED

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

Rachel D. Perkins and husband, Joshua J. Perkins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen J. Mecklenburg, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 11 on the plan of First Revision, Phase One, Heritage Meadows, as shown on plan of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rachel D. Perkins and husband Joshua J. Perkins, by Warranty Deed dated February 6, 2003 from Oscar L. Martin, Jr., an unmarried person and filed of record on August 7, 2003 in Instrument No. 20030807-0112797, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property taxes for the year 2012 and every year thereafter; Declaration of Covenants, Conditions and Restrictions in Book 10337, Page 102, Book 10377, Page 123, Book 10337, Page 102 and Instrument No. 20000313-0025560; Restrictions in Instrument No. 20020624-0075432; any and all matters on plan of record in Plat Book 9700, Page 167; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **1112 Andrew Donelson Drive Hermitage, TN 37076**

BILL GARRETT, Davidson County
Trans:T20120010076 DEEDWARR
Recvd: 02/09/12 13:53 2 pgs
Fees:13.00 Taxes:673.40
20120209-0011771

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 we do covenant with the said GRANTEE 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, 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 our hands this 30th day of January, 2012.

Rachel D. Perkins

Joshua J. Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rachel D. Perkins and husband Joshua J. Perkins**, 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 at Hermitage, Tennessee this 30th day of January 2012.

ROBBIN LEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the 30th day of January 2012, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

_____
Notary Public
Commission Expiration: