THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12040677** BILL GARRETT, Davidson County Trans:T20120038842 DEEDWARR Recvd: 05/29/12 08:42 2 pgs Fees:13.00 Taxes:638.25 20120529-0045820	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,500.00 Affiant Subscribed and sworn to before me, this 25th day of May, 2012. Notary Public My Commission Expires: My Commission Expires September 9, 2014 AMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kelley W. Perdue 5040 Meta Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-2-162.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Nichols and Kristin Nichols, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelley W. Perdue and husband, Chance A. Perdue,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section Two, McMurray Place, as of record in Plat Book 5200, Page 440, as amended by Surveyor's Certificate of Correction of record in Book 6876, Page 954, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Matthew Nichols and wife, Kristin Nichols by Warranty Deed from Terence John Van Raay and Jacqueline M. Gagnier, husband and wife, recorded on the 10th day of June, 2008 in Instrument No. 20080610-0059537, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, MCMURRAY PLACE, as recorded in Plat Book 5200, Page(s) 440, as amended by Surveyor's Certificate of Correction recorded in Book 6876, Page 954.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5939, Page 231.

This is improved property located at 5040 Meta Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2012.

Matthew Nichols

Kristin Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Nichols and Kristin Nichols, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014