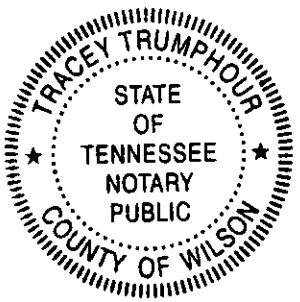
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Jeffrey P Perrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2012.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey P. Perrell		06509000900
(NAME)	(NAME)	
4888 Big Horn Drive	SAME	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN. 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120062300 DEEDWARR
Recvd: 08/21/12 09:34 2 pgs
Fees:13.00 Taxes:355.20

20120821-0074883

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, **George L. Thomas III and Dora P. Thomas, as equal tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey P. Perrell and Kyle M. Perrell**, hereinafter called the GRANTEE(S), their heirs and/or 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. 39 on the plan of Section Two, Sherwood Forest, of record in Plat Book 4300, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George L. Thomas, III and wife, Dora P. Thomas by Deed from Gary D. Bradford Sr. and Elizabeth Kaye Bradford, dated 09/04/1984 and filed for record on 09/11/1984 in Book 6379, Page 128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dora P. Thomas by Deed from George L. Thomas, III, dated 06/13/1994 and filed for record on 01/19/1995 in Book 9574, Page 96, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George L. Thomas III and Dora P. Thomas, as equal tenants in common by Deed from Dora P. Thomas and Mandy Alsup, Trustee, dated 08/29/2007 and filed for record on 09/18/2007 in Instrument 200709180111794, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4300, Page 125, said Register's Office.
Restrictions of record in Book 4546, Page 202, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 4888 Big Horn Drive, Old Hickory, TN 37138
(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), their heirs and/or 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), their heirs and/or 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 20th day of August, 2012.

George L. Thomas III

Dora P. Thomas

State of Tennessee
County of Wilson

Personally appeared before me George L. Thomas III and Dora P. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of August, 2012.

Notary Public

My Commission Expires: 9-2-2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122