WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120093905 DEEDWARR
Recvd: 12/07/12 14:58 2 pgs
Fees:13.00 Taxes:836.20
20121207-0113123

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Keller	New Owner	126-16-A-361.00 CO
(NAME)	(NAME)	
1213 Widewater Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Randall B. Perry and wife, Patricia L. Perry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Keller and Janice Keller, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 488 on the Final Plat of Riverwalk, Phase 2-B, as shown on Plat of record in Instrument No. 20041020-0126319, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randall B. Perry and wife, Patricia L. Perry, by Warranty Deed from The Craig Company, a Tennessee Corporation, dated December 19, 2005, of record in Instrument No. 20051228-0155675 and as re-recorded in Instrument No. 20060123-0008695, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Instrument No. 20041020-0126319; restrictions of record in Instrument No. 20011105-0121083, 20020424-0050565, Instrument No. 20040430-0049313; Instrument No. 20040506-0051985, Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502; charter of record in Instrument No. 20020425-0051371; easement for electric of record in Book 451, page 375 and Book 787, page 7; easement to TVA and right of way of record in Book 4205, page 194, Book 4226, page 715 and Book 4257, page 647; easement for drainage of record in Book 7256, page 315, Book 7256, page 318 and Book 7256, page 324; easement for road & utilities of record in Instrument No. 20010706-0072536; easement for utilities of record in Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619; deed to homeowners' association for common area of record in Instrument No. 20071220-0145869; stormwater detention agreements of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687; landscape agreement of record in Instrument No. 20010919-0101280; charter right of way for CSX transportation railroad; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1213 Widewater Court, Nashville, TN 37221

(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 our hands this 3rd day of December, 2012.

Randall B. Perry

Patricia L. Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Randall B. Perry and Patricia L. Perry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of December, 2012.

Notary Public

My Commission Expires:

