WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

BOX 10-A

BILL CARRETT, Davidson County
Trans:T20120098376 DEEDWARR
Recvd: 12/26/12 11:22 2 pgs
Fees:13.00 Taxes:434.75

20121226-0118593

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Coulter	New Owner	103-6-50
(NAME)	(NAME)	
1645 Camden Ct		
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42103		
(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, I, **MARK PERRY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JAMES COULTER,** HEREINAFTER CALLED THE GRANTEE, HIS 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 and being Lot No. 31 on the revised plat of Richland Meadows, Section 4, as of record in B223, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 29 feet on the easterly margin of the terminus of Rural Avenue and extends back between lines measuring 181 feet on the northwesterly line, which is a broken line, and 137.4 feet on the southwesterly line to a straight line in the rear measuring 149 feet thereon.

Being the same property conveyed to Mark Perry by Quitclaim Deed from Carol N. Perry, unmarried dated 11/7/2002 and filed of record in Instrument No. 20021114-0141255, Register's Office for Davidson County, Tennessee. The said Donald I. Perry died prior to the conveyance on 11/7/2002. Further being the same property conveyed to Mark Perry, Donald I. Perry and wife, Carol N. Perry by Quitclaim Deed from Michael J. Philbin, Trustee and conveyed from Donald I. Perry and wife, Carol N. Perry to Michael J. Philbin, Trustee filed of record on 9/28/2000 and filed of record in Instrument No. 20001006-0099376, said Register's Office and further being the same property conveyed to Donald I. Perry and wife, Carol N. Perry by Warranty deed from James A. Campbell and wife, Juana H. Campbell filed of record in Book 3971, page 92, said Register's Office.

THIS CONVEYANCE IS 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.

unimproved ☐

This is improved ☒ property, known as 102 Rural Avenue, Nashville, TN 37209

(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 hand this 18th day of December, 2012.

Mark Perry by
Kevin Montgomery attorney in fact

Mark Perry
By: Kevin D. Montgomery, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of December, 2012, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark Perry pursuant to a Specific Power of Attorney dated 12/18/2012 and filed of record in Instrument No. 20121226011859 2, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Mark Perry, as his/her attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2012.

Commission expires: 9/21/2015

Connie Taylor
Notary Public

