BILL GARRETT, Davidson County
Trans:T20130046486 DEEDWARR
Recvd: 06/04/13 13:34 2 pgs
Fees:13.00 Taxes:1232.10
20130604-0056429

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $333,000.00 Affiant Subscribed and sworn to before me, this the 31st day of May, 2013. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexis J. Hoag & Brittany J. Soler	Nations Lending Corporation #32416	
1403 Forrest Avenue	4 Summit Park Dr., Suite 200	083-0-0-372.00
Nashville, TN 37206	Independence, OH 44131	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COURTNEY E. PERLMUTTER FKA COURTNEY E. LEACH AND ANDREW M. PERLMUTTER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXIS J. HOAG, UNMARRIED, AND BRITTANY J. SOLER, UNMARRIED, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 46 on the Subdivision of the A.V.S. Lindsley 29 Acre Tract, as of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Courtney E. Leach, unmarried and Andrew M. Perlmutter, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from John T. Cook, Trustee of record in Instrument 20090515-0044594, Register's Office for Davidson County, Tennessee, dated May 13, 2009, recorded May 19, 2009. Said Courtney E. Leach, now known as Courtney E. Perlmutter.

Being the same property conveyed to Courtney E. Leach, unmarried and Andrew M. Perlmutter, unmarried by Warranty Deed from Glenn K. Haymaker and wife, Marilyn D. Haymaker of record in Instrument 20070524-0061983, Register's Office for Davidson County, Tennessee, dated May 14, 2007, recorded May 24, 2007. See Also Scrivener's Affidavit of record in Instrument Number 20070727-0089112, Register's Office for Davidson County, Tennessee, dated July 25, 2007, recorded July 27, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1403 Forrest Avenue, Nashville, TN 37206.

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), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2013.

Courtney E Perlmutter FKA Courtney E Leach
Courtney E. Perlmutter FKA
Courtney E. Leach

Andrew M. Perlmutter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Courtney E. Perlmutter FKA Courtney E. Leach and Andrew M. Perlmutter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2013.

Notary Public

My Commission Expires: 9-9-2014