BILL GARRETT, Davidson County
Trans: T20130053266 DEEDWARR
Recvd: 06/24/13 12:54 2 pgs
Fees: 13.00 Taxes: 1202.50

20130624-0064554

WARRANTY DEED

BOX 50-B

G-KW-13-723 PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me this DAY OF

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Stapleton	Avenue Bank (NAME)	
723 Clematis Drive	3823 Cleghorn Ave (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	11502009800

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANGELA CANADA PERRY AND SHANE BRYAN PERRY, WIFE AND HUSBAND , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER A. STAPLETON AND WIFE, MORGANE HAYES STAPLETON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 23, CREST MEADE, SECTION III, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 150, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WILLIAM DEAN HALL, AN UNMARRIED MAN TO ANGELA CANADA PERRY AS RECORDED ON THE 31ST DAY OF OCTOBER, 2011 IN INSTRUMENT NO. 20111031-0084433 AND WARRANTY DEED FROM STEPHEN JOHN GARRISON TO WILLIAM DEAN HALL AS RECORDED ON THE 30TH DAY OF MAY, 1997 IN DEED BOOK 10471, PAGE 719, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SHANE BYAN PERRY JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2331, PAGE 150 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 723 Clematis Drive, Nashville, Tennessee 37205
(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 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 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/our hand(s) this day of , .

Angela Canada Perry

Shane Bryan Perry

STATE OF Tennessee
COUNTY OF Davidson

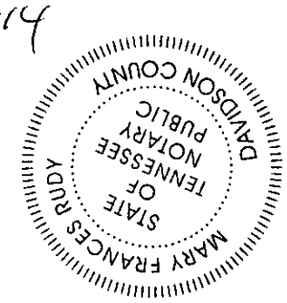
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Canada Perry and Shane Bryan Perry the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2014

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903