Davidson County DEEDWARR
Recvd: 06/25/13 12:01 3 pgs
Fees:18.00 Taxes:997.15

20130625-0065238

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 406
Franklin, TN 37067



STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $269,500.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2013.

Notary Public
My commission expires: 6-5-14

07-1305-85157

Address of New Owner:	Send Tax Bills to:	Tax Information
Gwendolene Nicole Davis-Perkins	Regions Bank dba	118-01-0-061.00
1209 A Dallas Avenue	Regions Mortgage	
Nashville TN 37212	2050 Parkway Office Cir RCN-6, Birmingham AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barbara A. Hand, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gwendolene Nicole Davis-Perkins and Kevin Perkins, wife and husband, hereinafter called the Grantees, their successors 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. 34-A, on the Plan of Zone Lot Division, Lot 34, Victoria Place, of record in Plat Book 332, Page 10, as amended in Plat Book 6900, Page 541, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara A. Hand, an unmarried person by deed from James W. Quinton, unmarried, dated October 24, 1996, recorded October 30, 1996, of record in Book 10242, Page 359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1209 A Dallas Avenue, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19 day of June, 2013.

Barbara A. Hand

Barbara A. Hand

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara A. Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 19 day of June, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16



True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY