THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 440,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2013 Notary Public MY COMMISSION EXPIRES: 07/08/13 (AFFIX SEAL)

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056517 DEEDWARR
Recvd: 07/03/13 08:43 2 pgs
Fees:13.00 Taxes:1628.00
20130703-0068621

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Scott W. Kardenetz	New owner	
8475 McCrory Lane		PARCEL 141-00-0-089.00
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, I, **Anne R. Perkins unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott W. Kardenetz and wife Anne L. Kardenetz**

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 the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by Ronny G. Brown Surveying dated June 1, 1988 as follows:

Beginning at a concrete monument located in the westerly right of way of McCrory Lane; said monument being the northeast corner of the Christine H. Presley Property and the southeast corner of the herein described land; thence with Presley's northerly line S 77 deg. 41' W a distance of 495.65 feet to an iron pin; thence with a new line as follows: N 11 deg. 02' W a distance of 460.34 feet to an iron pin; thence N 62 deg. 43' E a distance of 430.00 feet to an iron pin in the westerly right of way of McCrory Lane; thence with the westerly right of way of McCrory Lane as follows: S 11 deg. 02' E a distance of 167.94 feet to an iron pin; thence southerly with a curve concave to the east having a radius of 994.93 feet, a distance of 369.88 feet (LC equals S 21 deg. 32' E 367.76') to an iron pin; thence S 32 deg. 20' E a distance of 43.00 feet to the point of beginning containing 5.14 acres, more or less.

Being the same property conveyed to Anne R. Perkins by Warranty Deed from Robert W. Williams, unmarried, of record in Instrument Number 20041019-0125230, Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 19, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **8475 McCrory Lane, Nashville, TN 37221.**

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 the 28th day of June, 2013.

Anne R. Perkins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne R. Perkins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of June, 2013.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of June, 2013.

My Commission expires: _____

Notary Public