BILL GARRETT, Davidson County
Trans:T20130058117 DEEDWARR
Recvd: 07/09/13 09:12 2 pgs
Fees:13.00 Taxes:1207.50

20130709-0070611

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $326,350.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2013.

Notary Public

My commission expires

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Brian Perkinson**<br>**Christine Perkinson** | **New Owner** | **Map\Parcel 146-11-0-086.00** |
| **620 Hogan Road** | | |
| **Nashville, TN 37220** | | |

FOR AND IN 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 ACKNOWLEDGE, I/WE,

**Michael Cada and wife, Jennifer Cada**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brian Perkinson and Christine Perkinson, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, 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. 37 on the Map of Section One, Revised Crieve Hall Estates, as of record in Book 1835, Page 122, Page 123 and Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Cada and wife, Jennifer Cada, by Warranty Deed from Leigh Massey, of record in Instrument No. 20041115-0136604, Dated November 10, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1835, Page 122, Book 1835, Page 123, Book 1835, Page 124, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 620 Hogan Road, Nashville, TN 37220.

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 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 except as otherwise herein set out; and we do further

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 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 except as 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/our hand(s) this 8th day of July, 2013.

Michael Cada

Jennifer Cada

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Michael Cada and Jennifer Cada , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130396DH**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**