BILL GARRETT, Davidson County
Trans:T20130065110 DEEDWARR
Recvd: 07/30/13 14:38 2 pgs
Fees:13.00 Taxes:129.50
20130730-0079357

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1446

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ASM Partners, LLC 5125 Walnut Park Dr., Brentwood, TN 37027	Current Owner	49-1-B-26.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2013.

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Renita Perkins, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **ASM Partners, LLC, a Tennessee General Partnership ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the plan of Cherry Grove, Phase 1B, as shown by plat of record in Instrument No. 20060927-0119685, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Renita Perkins by Warranty Deed from L&C Development Inc., dated July 23, 2012, filed July 26, 2012, of record in Instrument No. 20120726-0065827, Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is unimproved property located at: **604 Cherry Grove Point, Whites Creek, TN 37189**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **July, 2013.**

GRANTOR(S)

Renita Perkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Renita Perkins** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **26th** day of **July, 2013.**

Notary Public

My Commission Expires:

6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015