BILL GARRETT, Davidson County
Trans:T20130071843 DEEDWARR
Recvd: 08/20/13 12:09 3 pgs
Fees:18.00 Taxes:795.50
20130820-0087664

BARBARA L. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 20, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus E. Perry and Sarah J. Perry	InterLinc Mortgage Serv, LLC (NAME)	07306004900 & 07306005000
3761 Moss Rose Drive (ADDRESS)	10613 W. Sam Houston Prkwy N, Ste. 200 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Houston, TX 77064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Calvin L. Tate and wife, Connie M. Tate, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marcus E. Perry and Sarah J. Perry, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A PARCEL OF LAND IN THE 7TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LOCATED ON MOSS ROSE DRIVE, NORTH OF MOSS ROSE COURT, AND BEING SHOWN AS PARCEL 049.00 AND PARCEL 050.00 ON MAP 073- 06, BELONGING TO TATE, AS EVIDENCED IN INSTRUMENT NUMBER 20080604-0057372 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (RODCT), SAID PARCELS ALSO SHOWN AS LOT I AND LOT 2 ON THE PLAT OF MOSS ROSE ESTATES SUBDIVISION AS EVIDENCED IN PLAT BOOK 4860 PAGE 112, RODCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT LOCATED ON THE WEST MARGIN OF MOSS ROSE DRIVE, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF LOT 1, AND SAID CONCRETE MONUMENT BEING THE SOUTHEAST CORNER OF PARCEL 025.01 AS SHOWN ON MAP 073-06, BELONGING TO SANDERS, AS EVIDENCED IN INSTRUMENT NUMBER 20130604-0056301 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (RODCT), THENCE;

1) WITH THE WEST MARGIN OF MOSS ROSE DRIVE, SOUTH 27 DEGREES 24 MINUTES 25 SECONDS EAST A DISTANCE OF 21.00 FEET TO A CONCRETE MONUMENT, THENCE;

2) WITH A CURVE TURNING TO THE LEFT (PASSING AN IRON PIN AT AN ARC DISTANCE OF 60.68 FEET, SAID IRON PIN BEING THE SOUTHEAST CORNER OF LOT 1, AND SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 2) WITH AN TOTAL ARC LENGTH OF 101.78 FEET, WITH A TOTAL DELTA ANGLE OF 17 DEGREES 10 MINUTES 15 SECONDS, WITH A RADIUS OF 339.62 FEET, WITH A CHORD LENGTH OF 101.40 FEET TO AN IRON PIN, SAID IRON PIN BEING AT THE BEGINNING OF THE RADIUS RETURN FROM MOSS ROSE DRIVE INTO MOSS ROSE COURT, THENCE;

3) WITH THE RADIUS RETURN, A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.83 FEET, WITH A DELTA ANGLE OF 82 DEGREES 06 MINUTES 59 SECONDS, WITH A RADIUS OF 25.00 FEET, WITH A CHORD LENGTH OF 32.84 FEET TO A CONCRETE MONUMENT, THENCE;

4) CONTINUING WITH THE NORTH MARGIN OF MOSS ROSE COURT, SOUTH 37 DEGREES 32 MINUTES 25 SECONDS WEST, A DISTANCE OF 82.30 FEET TO A CONCRETE MONUMENT, THENCE;

5) CONTINUING WITH THE EAST MARGIN OF MOSS ROSE COURT, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.40 FEET, WITH A DELTA ANGLE OF 41 DEGREES 42

WARRANTY DEED
(Continued)

MINUTES 24 SECONDS, WITH A RADIUS OF 50.00 FEET, WITH A CHORD LENGTH OF 35.60 FEET TO AN IRON PIN, THENCE;

6) CONTINUING WITH THE EAST MARGIN OF MOSS ROSE COURT, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.00 FEET, WITH A DELTA ANGLE OF 11 DEGREES 27 MINUTES 33 SECONDS, WITH A RADIUS OF 50.00 FEET, WITH A CHORD LENGTH OF 9.98 FEET TO AN IRON PIN, SAID IRON PIN, BEING THE SOUTHWEST CORNER OF LOT 2, AND SAID IRON PIN BEING THE SOUTH EAST CORNER OF LOT 3, AND SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE;

7) LEAVING SAID MARGIN, WITH THE LINE COMMON TO LOT 3, NORTH 22 DEGREES 20 MINUTES 41 SECONDS WEST A DISTANCE OF 84.90 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHWEST CORNER OF LOT 2, AND SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF LOT 3, AND SAID CONCRETE MONUMENT BEING ON THE SOUTH LINE OF LOT 1, SAID CONCRETE MONUMENT BEING LOCATED SOUTH 52 DEGREES 21 MINUTES 30 SECONDS WEST A DISTANCE OF 117.81 FEET FROM THE CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 2, THENCE;

8) WITH THE LINE COMMON TO LOT 3 AND LOT 1, NORTH 85 DEGREES 57 MINUTES 12 SECONDS WEST, A DISTANCE OF 191.07 FEET TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHWEST CORNER OF LOT 1, AND SAID IRON PIN BEING THE NORTHWEST CORNER OF LOT 3, THENCE;

9) WITH THE LINE COMMON TO PARCEL 25.01, NORTH 62 DEGREES 03 MINUTES 03 SECONDS EAST A DISTANCE OF 273.54 FEET TO A CONCRETE MONUMENT, THE BEGINNING, CONTAINING 0.6629 ACRES OR 28878 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER, RLS, PE, DATED JULY 30, 2013.

BEING THE SAME PROPERTY CONVEYED TO CALVIN L. TATE AND WIFE, CONNIE M. TATE BY DEEDS FROM CHARLOTTE ARNOLD, EXECUTRIX OF THE ESTATE OF FARRELLE CHAMBLISS, DECEASED AND CHARLOTTE ARNOLD, DIANN PATTERSON, JIMMY HACKETT, CHERYL IPPOLITO AND FRED CHAMBLISS, JR. AS DEVISEES OF THE LAST WILL AND TESTAMENT OF FARRELLE CHAMBLISS, DECEASED OF RECORD IN INSTRUMENT NO. 20080604-0057371 AND INSTRUMENT NO. 20080604-0057372, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2013 TAXES, AND SUBSEQUENT YEARS.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 5039, PAGE 359, AS AMENDED IN BOOK 5138, PAGE 645, BOOK 5311, PAGE 345, BOOK 5311, PAGE 345 AND BOOK 5910, PAGE 336, AND AS CONTAINED IN THE DEED OF RECORD IN BOOK 6032, PAGE 45, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3761 Moss Rose Drive, Nashville, TN 37216
(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 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/our hand(s) this 13th day of August, 2013.

WARRANTY DEED
(Continued)

Calvin L. Tate

Connie M. Tate

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN L. TATE AND WIFE, CONNIE M. TATE, the herein bargainor(s), 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 13th day of August, 2013.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15

(SEAL)

RETURN TO:
Solomon Parks Title & Escrow, LLC
311 12th Ave., South
Nashville, TN 37203