BILL GARRETT, Davidson County
Trans:T20130079160 DEEDWARR
Recvd: 09/12/13 11:18 2 pgs
Fees:13.00 Taxes:403.30
20130912-0096302

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Affiant

Subscribed and sworn to before me, this 10th day of September, 2013.

Notary Public
My commission expires: 10.19.13

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

06-1309-75317

Address of New Owner:	Send Tax Bills to:	Tax Information
Bradley J. Hoy 3180 So. Rutland Rd. Mt. Juliet, TN 37122	NEW OWNERS	065-09-0-009.00

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, **Jeffrey P. Perrell, an unmarried man, and Kyle M. Perrell, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bradley J. Hoy and wife, Mary Jane Hoy**, 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. 39, on the Plan of Section Two, Sherwood Forest, of record in Book 4300, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey P. Perrell and Kyle M. Perrell by deed from George L. Thomas, III and Dora P. Thomas, dated August 20, 2012, recorded August 21, 2012, of record in Instrument No. 20120821-0074883, 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 4888 Big Horn Drive, Old Hickory, TN 37138

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 10th day of September, 2013.

Jeffrey P. Perrell

Jeffrey P. Perrell

Kyle M. Perrell

Kyle M. Perrell

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 10th day of September, 2013.

April N Bradley

Notary Public
State of Tennessee at Large

My Commission expires

10.19.13

