WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130102645 DEEDWARR
Recvd: 12/06/13 13:47 2 pgs
Fees:13.00 Taxes:4014.50

20131206-0124459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,085,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-7-15

(AFFIX SEAL)

NOTARY PUBLIC CHARLES S. KENTUCKY STATE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy D. Perkins	SAME	Map 116-12
(NAME) 3707 Wimbledon Road	(NAME)	Parcel 115
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **RICARDO B. FONSECA AND WIFE, INGRID A. MAYER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY D. PERKINS, A SINGLE PERSON,** 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 Davidson County, Tennessee, being Lot Nos. 5, 6 and 7 of Block "F" on the Plan of Life and Casualty Insurance Company's Woodmont Boulevard Tract, not of record, described according to a survey by Z. J. Wilkinson, Surveyor, June 29, 1935, as follows:

Beginning on the southerly margin of Wimbledon Road at a point 175 west of the northwest corner of Lot No. 15 of Block "F" on the revised plan of Life and Casualty Insurance Company's Woodmont Boulevard Acres, as of record in Book 843, page 102, of the Register's Office for said County, said point being the corner of Lots Nos. 7 and 8; thence with the line between said two lots southwardly 154.38 feet; thence westwardly75 feet to the southwest corner of Lot No. 5; thence with the westerly line of Lot No. 5 northwardly to a point in the southerly margin of Wimbledon Road; thence with said margin easterly 75 feet to the point of beginning. Said three lots front 25 feet each and adjoin on the southerly side of Wimbledon Road.

Being the same property conveyed to Ingrid A. Mayer and husband, Ricardo B. Fonseca, by deed from Kenneth R. Savage and wife, Katherine J. Savage, of record as Instrument No. 20060721-0088255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; and (b) easements of record in Book 3899, page 390 and as Instrument No. 20050118-0005643, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3707 Wimbledon Road, Nashville, Tennessee 37215
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness our hands this 5th day of December, 2013.

Ricardo B. Fonseca

Ingrid A. Mayer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricardo B. Fonseca and Ingrid A. Mayer, the bargainor, 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 at Nashville, Tennessee this 5th day of December, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015