BILL GARRETT, Davidson County
Trans:T20140000379 DEEDWARR
Recvd: 01/02/14 15:06 3 pgs
Fees:18.00 Taxes:222.00



20140102-0000517

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
155 Franklin Road
Suite 120
Brentwood, Tennessee 37027
615/377-9370

WARRANTY DEED

From: JOAN D. VANDERLIP

To: JAMES E. PERKINS and wife
ESSIE F. PERKINS

Address New Owner:
James E. Perkins and wife
Essie F. Perkins
5937 Hitching Post Lane
Nashville, TN 37211

Send Tax Bills To
Same

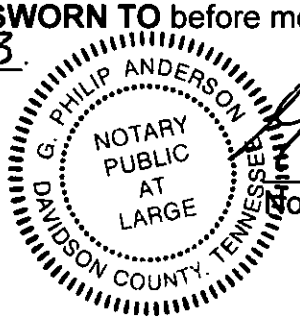
Map/Parcel Nos.
Map 50-02
Parcel 22.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Sixty Thousand Dollars and 00/100 ($60,000.00).

Joan D. Vanderlip
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of December, 2013.



G. P. Anderson
Notary Public

My Commission Expires:
6-21-2016

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, **JOAN D. VANDERLIP,** as Grantor has bargained and sold, and by these presents do transfer and convey unto the said **JAMES E. PERKINS and wife, ESSIE F. PERKINS,** collectively the Grantee herein, 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 No. 22 on the Plan of Section 1, Willow Creek, of record in Book 5200, page 629, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 22 fronts 70.76 feet on the easterly margin of Willow Creek Road and extends back between parallel lines 120.00 feet to a dead line in the rear.
>
> BEING the same property conveyed to Henry R. Vanderlip and wife, Joan D. Vanderlip, by deed from Patrick E. Cheek of record at Book 10661, page 406, Register's Office, Davidson County, Tennessee. The said Henry R. Vanderlip having died June 27, 2013, and the property vested solely in Joan D. Vanderlip, his wife, by right of survivorship.

This is improved property known as 3712-3714 Willow Creek Road, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. And Grantor does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

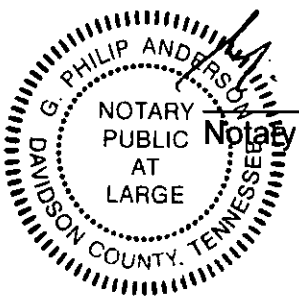
WITNESS our hands this 30 day of December, 2013.

Joan D Vanderlip
JOAN D. VANDERLIP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **JOAN D. VANDERLIP,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of December, 2013.



Notary Public

My Commission Expires:
6-21-2016