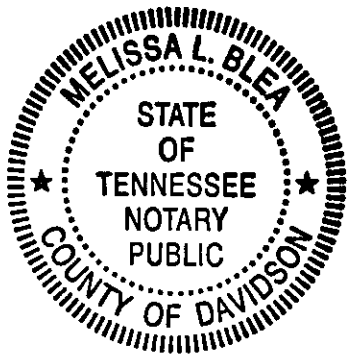


MY COMMISSION EXPIRES:
8/3/2016

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF Feb, 2014.

NOTARY PUBLIC

My Commission expires: 8/3/2016

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steve and Jennifer Perkins 3924 Couchville Pike Hermitage, TN 37076	New Owner	150-10-111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Francisco Medina-Martinez and wife, Gina Y. Medina

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Steve Perkins and wife, Jennifer Perkins and Dustin Perkins, unmarried as tenants in common with the right of survivorship

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the Plan of Section One, Roundwood Forest, of record in Book 6200, page 221, as corrected by Surveyor's Certificate of Correction of record in Book 6667, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FRANCISCO MEDINA-MARTINEZ and wife, GINA Y. MEDINA, by deed from STEVE A. CLIFTON, of record as Instrument No. 20060420-0045323, dated April 18, 2006, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140009018 DEEDWARR
Recvd: 02/07/14 12:22 2 pgs
Fees:13.00 Taxes:318.20

20140207-0011002

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2012 have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3284 Luann Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 18th day of October, 2012.

"**GRANTORS**"

Francisco Medina-Martinez

Gina Y. Medina

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Francisco Medina-Martinez and Gina Y. Medina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person/s executed the within instrument for the purposes therein.

Witness my hand, at office, this 18th day of October, 2012.

Notary Public

My commission expires: 5/8/16

PATRICIA G. HODGE NOTARY PUBLIC {Seal} AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/8/16