G#25708-8 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011902 DEEDWARR
Recvd: 02/20/14 10:41 2 pgs
Fees:13.00 Taxes:972.73
20140220-0014559

DEBORAH M. O'NEIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,900.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael D. Perkins	CMG Mortgage, Inc.	155030D05600CO
(NAME)	(NAME)	
108 Cold Stream Court	3160 Crow Canyon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara Ambrose , married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael D. Perkins and Courtney K. Perkins , husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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. 56, on the plan of Allens Green, Section 1, of record in Plat Book 7900, page 632, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barbara Ambrose by Warranty Deed dated 10/15/2013 from Eric Sox of record in Instrument 201310160108090, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 7900, Page 632, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 9231, Page 789, said Register's Office.
Warranty Deed of record in Book 8278, Page 236, said Register's Office.
Agreement for Dedication of Public Utilities Easement Easement of record in Book 8626, Page 884, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 9227, Page 976, said Register's Office.
Stormwater Detention Agreement Easement of record in Book 9278, Page 36, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 11411, Page 193, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of Sherry Raber, and husband, Casey Crowthers (the foreclosed mortgagor) in the land or any claim that the foreclosure by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP (the foreclosing lender) is invalid.

County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 108 Cold Stream Court, Nashville, TN 37221

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 19th day of February, 2014.

Barbara Ambrose

Barbara Ambrose

State of Tennessee
County of Williamson

Personally appeared before me Barbara Ambrose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of February, 2014.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027