Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #14-1061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **I. Clifford Retief and Carla R. Retief, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Perkins and Laura Perkins, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot 1, Warner Court, Section II, as shown on Plat of record in Plat Book 2330, page 124, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to I. Clifford Retief and Carla R. Retief, husband and wife, by deed from Ernest R. Buchi Jr., and Vincent Stephenson Brown, in the amount of $420,000.00, dated November 15, 2007, of record as Instrument No. 20071119-0135240, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 209 Maybelle Lane, Nashville, TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of February, 2014.

I. Clifford Retief

Carla R. Retief

BILL GARRETT, Davidson County
Trans:T20140016244 DEEDWARR
Recvd: 03/10/14 14:57 2 pgs
Fees:13.00 Taxes:1750.10
20140310-0020041

State of Tennessee)
County of Davidson)

On this 28th day of February, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named I. Clifford Retief and Carla R. Retief, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 473,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of February, 2014.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

NEW OWNER:
Matt Perkins
209 Maybelle Lane
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
130-9-78