File Box 8

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

39-B
File #14-1101

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 **Steven Jay Tepper, and wife, Dana Kimball Mossman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Perry, Jr. and Melissa S. Perry, 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 Nos. 13-B and 13-C of Block 3 on the Map of the Resubdivision of Lot No. 11, Block No. 1, Lot Nos. 12 and 13 of Block No. 3, and Lot Nos. 12 and 13 of Block No. 4 of Fairfax Place, as of record in Book 547, Page 77, 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 Steven Jay Tepper and wife, Dana Kimball Mossman, by deed from Steven Jay Tepper and wife, Dana Kimball Mossman, in the amount of $550,000.00, dated July 30, 2004, of record as Instrument No. 20040826-0103451, 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: 3110 Acklen Avenue, Nashville TN, 37212.

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 30th day of April, 2014.

Steven Jay Tepper

Dana Kimball Mossman

BILL GARRETT, Davidson County
Trans:T20140031665 DEEDWARR
Recvd: 05/07/14 14:11 2 pgs
Fees:13.00 Taxes:2590.56
20140507-0039115

State of Tennessee)
County of Davidson)

On this 30th day of April, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven Jay Tepper and Dana Kimball Mossman, 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: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
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: $ 700,152.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2014.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:
John M. Perry, Jr.
3110 Acklen Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
Farmington Mortgage
2002 Richard Jones Rd.
Nashville, TN Ste 300A
37215

TAX MAP-PARCEL #:
104-6-313