THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 BILL GARRETT, Davidson County Trans:T20140051886 DEEDWARR Recvd: 07/18/14 10:22 2 pgs Fees:13.00 Taxes:629.00 20140718-0063850	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JULY, 2014. Notary Public MY COMMISSION EXPIRES: March 5, 2016 (AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Perry	NEW OWNER	MAP 147-10
5004 West Durrett Drive		PARCEL 6100
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Marjorie D. Sinor, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Melanie Perry**

HEREINAFTER CALLED THE GRANTEE, HER 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. 306 on the Plan of Section Five Caldwell Country Estates of record in Plat Book 3300, Page 16, in the Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 306 fronts 153.09 feet on the southerly side of West Durrett Drive and extends back 129 feet on the westerly line and 131 feet on the easterly line to a dead line in the rear on which it measures 52.1 feet.

Being the same property conveyed to Arthur Edward Sinor and wife, Marjorie D. Sinor by deed from J. & G. Co., a Tennessee Corporation of record in Book 3671, page 257, Register's Office for Davidson County, Tennessee, dated December 13, 1963. The said Arthur Edward Sinor has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5004 West Durrett Drive, Nashville, TN 37211.**

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, her heirs and assigns forever; and we do covenant with the said 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, unless otherwise herein set out; 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, her 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 my hand this the 16th day of July, 2014.

Marjorie D. Sinor by Gary Wayne Jones Attorney in Fact

Marjorie D. Sinor by Gary Wayne Jones, Attorney-in-Fact Pursuant
To General Durable Power of Attorney recorded in Instrument No. 20140630-0057061, R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Gary Wayne Jones**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Marjorie D. Sinor** and who acknowledged that he executed the same as the free act and deed of **Marjorie D. Sinor.** Witness my hand and official seal this 16th day of July, 2014.

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2016