WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/25/14 10:57 3 pgs
Fees:18.00 Taxes:1110.00
20141125-0108624

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to me on November 24, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Old South Construction, LLC 245 Noah Drive Franklin, TN 37064	SAME	091-15-0-388.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Billy Keith Perryman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Old South Construction, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 610, BLOCK 29, CHARLOTTE PARK'S FIRST ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 103, 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 by Quitclaim Deed from K & K Investments, a Tennessee Partnership to Billy Keith Perryman as recorded on the 3rd day of January, 2002 in Instrument No. 20020103-0000982; Quitclaim Deed from Perryman Construction Company, Inc. to K & K Investments, a Tennessee Partnership as recorded on the 31st day of December, 2001 in Instrument No. 20011231-0144751; Quitclaim Deed from Kimmy L. Perryman and Billy Keith Perryman to K & K Investments, a partnership as recorded on the 24th day of February, 1986 in Deed Book 6787, Page 522; Quitclaim Deed from Perryman Construction Co., Inc. to Kimmy L. Perryman as recorded on the 17th day of December, 1985 in Deed Book 6737, Page 334 and Warranty Deed from Gladys French to Perryman Construction Co., Inc. as recorded on the 4th day of November, 1982 in Deed Book 5960, Page 87, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from K & K Investments, a Tennessee Partnership to Billy Keith Perryman as recorded on the _____ day of November, 2014 in Instrument No. 20141125-0108623, Register's Office of Davidson County, Tennessee.

This is improved property known as 4709 Dakota Avenue, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are 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 itself, its heirs and assigns, to warrant and forever defend the

title to the said land to the said GRANTEE, 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.

WITNESS our hands on November 24, 2014.

Billy Keith Perryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On November 24th, 2014, before me personally appeared Billy Keith Perryman to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on November 24th, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017