Davidson County DEEDWARR
Recvd: 12/15/14 11:23 3 pgs
Fees:18.00 Taxes:1457.80
20141215-0114415

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of October, 2014.

Notary Public

(Affix Seal)

My Commission Expires: 8/5/18

ANDREW H. MAHONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Patricia M. Childs	SAME	172-14-0B-003.00
4529 Winfield Drive		
Nashville, TN 37211		

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 consideration, the receipt of which is hereby acknowledged, I/we, **Calita Perkins and Jay D. Perkins**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Patricia M. Childs and James A. Childs, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Plan of Winfield Park, Phase I, Section I, Revision I, as shown on Plat of record in Instrument Number 20010313-0024108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Calita Perkins and husband, Jerry D. Perkins from Todd E. Harrison and Amy Harrison by Warranty Deed on July 7, 2011, of record in Instrument Number 20110715-0054280, Register's Office for Davidson County, Tennessee.

( ) unimproved property known as
This is (X) improved property know as **4529 Winfield 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, their 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/our hand(s) this 30th day of October, 2014

Calita Perkins

Jay D. Perkins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Calita Perkins and Jay D. Perkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 30th day of October, 2014.

Notary Public
My Commission Expires: 10-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY