FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$358,250.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **January 2, 2015.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/05/15 08:25 3 pgs
Fees:18.00 Taxes:1325.53
20150105-0000492

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0626**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Geer	Pinnacle Bank	**117 03 0 076.00**
(NAME) **2722 Sharondale Ct**	(NAME) 150 3rd Avenue South #900	
(ADDRESS) **Nashville,TN 37215**	(ADDRESS) Nashville TN 37201	
(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, WE, **Angeline N. Perkins and husband, Jeffrey A. Perkins,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher J. Geer, an unmarried individual,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 16 on the Plan of Hillsboro Circle, of record in Book 1130, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description, but expressly excluded therefrom is that portion of the property conveyed to the State of Tennessee, by deed from Ruth J. Walton, of record in Book 4741, page 782, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of Intersection of the west boundary of this property and the south right of way of the Tennessee Central Railroad, said point being along the said right of way eastwardly 1526.1 feet from the east margin of Woodlawn Drive; thence along the said south right of way south 74 degrees, 30 minutes east 81.5 feet to a point; thence south 19 degrees 24 minutes east 43.3 feet to a point; thence north 79 degrees 12 minutes west 106.0 feet to a point; thence north 15 degrees 09 minutes east 43.5 feet to the point of beginning.

Together with the use of the shared driveway of record in Book 7175, page 438, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angeline N. Perkins and husband, Jeffrey A. Perkins by Quitclaim Deed from Angeline Nance Perkins (aka Angeline Nance Cole) recorded June 1, 2012 in Instrument Number 20120601-0047396, Register's Office for Davidson County, Tennessee; and further conveyed to Angeline Nance Cole, an unmarried woman, by Quitclaim Deed from Angeline N. Cole recorded October 12, 2005 in Instrument Number 20051012-0122934, Register's Office for Davidson County, Tennessee; and further conveyed to Angeline N. Cole by Warranty Deed from Frank V. Neeley and wife, Janice G. Neeley recorded May 17, 2001 in Instrument Number 20010517-0051122, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2722 Sharondale Ct, Nashville, TN 37215**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **January, 2015**.

Jeffrey A. Perkins

Angeline N. Perkins

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jeffrey A. Perkins and Angeline N. Perkins**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **2nd** day of **January, 2015**.

NOTARY PUBLIC

My Commission Expires: 11/18/18

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015