Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Brian Scott Perkerson | New Owner | 091060202.00 |
| 5510 Pennsylvania Ave. | | |
| Nashville, TN 37209 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcus E. Gullen, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brian Scott Perkerson,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being the westerly 1.2 feet of Lot 1415, all of Lot No. 1417 and the easterly 11.4 feet of Lot No. 1419, Block 41, Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1415, all of Lot No. 1417 and part of Lot No. 1419, front together 37.6 feet on the northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to the alley.

Being the same property conveyed to Marcus E. Gullen by Warranty Deed from Roy C. Hay and wife, Martha C. Hay, recorded on November 21, 2007 in Instrument Number 20071121-0136096, Register's Office for Davidson County, Tennessee.

This property is improved property known as **5510 Pennsylvania Ave., Nashville, TN, 37209**

This conveyance is subject to the following: all matters appearing of record in Plat Map Book 57, Page 172, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150001338 DEEDWARR
Recvd: 01/07/15 09:32 2 pgs
Fees:13.00 Taxes:296.00
20150107-0001587

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 5th day of January, 2015.

Marcus E. Gullen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marcus E. Gullen** 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 this 5th day of January, 2015.

Notary Public

TREY CAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014123376