WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEBRUARY, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Smith and Caroline Smith	New Owner	
(NAME) 5510 Pennsylvania Ave.	(NAME)	91-6 202
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **BRIAN SCOTT PERKERSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT SMITH AND WIFE, CAROLINE SMITH,** 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 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 Brian Scott Perkerson by Warranty Deed from Marcus E. Gullen, unmarried dated January 5th, 2015 of record in Instrument No. 20150107-0001587, said Register's Office.

This was never the marital residence for the Grantor.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 57, page 172, said Register's Office.

unimproved
This is improved X property, known as 5510 Pennsylvania Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

BILL GARRETT, Davidson County
Trans:T20150014882 DEEDWARR
Recvd: 03/02/15 10:08 2 pgs
Fees:13.00 Taxes:629.00
20150302-0017592

Witness my hand this 27th day of February, 2015.

BRIAN SCOTT PERKERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Scott Perkerson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2015.

Commission expires: 3-01-16

Notary Public

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016