File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023108 DEEDWARR
Recvd: 03/30/15 14:31 2 pgs
Fees:13.00 Taxes:4680.50
20150330-0027291

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Frisse and Tina Huggins	U.S. BANK N.A.	
(NAME)	(NAME)	116-12 115
3707 Wimbledon Road	3301 RIDER TRAIL SOUTH	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	EARTH CITY, MO 63045	
(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, I, **TIMOTHY D. PERKINS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK FRISSE AND TINA HUGGINS, HUSBAND AND WIFE,** 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 Nos. 5, 6 and 7 of Block "F" on the Plan of Life and Casualty Insurance Company's Woodmont Boulevard Tract, not of record, described according to a survey by Z. J. Wilkinson, Surveyor, June 29, 1935, as follows:

Beginning on the southerly margin of Wimbledon Road at a point 175 west of the northwest corner of Lot No. 15 of Block "F" on the revised plan of Life and Casualty Insurance Company's Woodmont Boulevard Acres, as of record in Book 843, page 102, of the Register's Office for said County, said point being the corner of Lots Nos. 7 and 8; thence with the line between said two lots southwardly 154.38 feet; thence westwardly75 feet to the southwest corner of Lot No. 5; thence with the westerly line of Lot No. 5 northwardly to a point in the southerly margin of Wimbledon Road; thence with said margin easterly 75 feet to the point of beginning. Said three lots front 25 feet each and adjoin on the southerly side of Wimbledon Road.

Being the same property conveyed to Timothy D. Perkins, a single person, by deed from Ricardo B. Fonseca and wife, Ingrid A. Mayer of record as Instrument No. 20131206-0124459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) Sewers easement of record in Book 3899, page 390, said Register's Office; and (c) Driveway use agreement of record in Instrument No. 20050118-0005643, said Register's Office.

unimproved
This is improved X property, known as 3707 Wimbledon Road, Nashville, TN 37215
(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.

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

TIMOTHY D. PERKINS

BY KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of March, 2015, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Timothy D. Perkins and acknowledged that he executed the same as the free act and deed of Timothy D. Perkins.

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

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Notary Public