BILL GARRETT, Davidson County
Trans: T20150028991 DEEDWARR
Recvd: 04/17/15 10:25 2 pgs
Fees: 13.00 Taxes: 1128.50
20150417-0034146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 305,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2015.

Notary Public

My commission expires: 4/3/16

KAYLA E. LODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CARRIE BRNA **SEAN BRNA**	**NEW OWNER**	**07309012200**
1844 WILLOW SPRINGS DR	**1844 WILLOW SPRINGS DR**	
NASHVILLE, TN 37206	**NASHVILLE, TN 37206**	

FOR AND IN 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 ACKNOWLEDGE, WE,

BRIAN D. PERKINS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carrie Brna and husband, Sean Brna

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. 351 on the Plan of Burchwood Gardens Subdivision, Section III, as of record in Book 2900, Page 116, Register's Office for said County. Said Lot No. 351 fronts 80 feet on the Southwesterly margin of Willowsprings Drive and runs between lines 151.02 feet on the northwesterly side and 185.72 feet on the Southeasterly side to a broken line in the rear, on which it measures 113.89 feet.

BEING THE SAME PROPERTY CONVEYED TO BRIAN D. PERKINS, UNMARRIED, BY WARRANTY DEED FROM OTTOWAY DOAK IV AND WIFE, NON DOAK, DATED 06/28/2013 AND RECORDED ON 07/11/2013 IN INSTRUMENT NUMBER 20130711-0071687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO Being the same property conveyed to Ottoway Doak IV and wife, Non Doak by Quitclaim Deed from Ottoway L. Doak, IV and wife, Non Doak, dated 04/07/2003 recorded on 05/05/2003 in Instrument No. 20030505-0059308 said Register's Office for said County

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1844 WILLOW SPRINGS DR, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 15th day of April, 2015.

BRIAN D. PERKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BRIAN D. PERKINS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2015.

Notary Public

My Commission Expires: 2-11-16

