THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064417**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $193,500.00. Robin A. Perry Affiant Subscribed and sworn to before me, this 8th day of July, 2015. Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20150055872 DEEDWARR
Recvd: 07/10/15 09:17 2 pgs
Fees: 13.00 Taxes: 715.95
20150710-0067075

WARRANTY DEED

Address New Owner: Robin A. Perry 5533 THALMAN DR Brentwood TN 37027-4425	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 16109014400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marc Moore and April Moore, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robin A. Perry*** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*an unmarried woman

Land in Davidson County, Tennessee being Lot No. 63B on the Plan of Lots 63, 64 and 65 revised, Zone Lot Division, Lots 54, 55, 57, 58, 60, 63, 64, 65, & 66, Brentwood Meadows, Section 3, of record in Book 6250, Page 555, as amended in Book 6250, Page 775, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marc Moore by Warranty Deed from Blanca C. Kiely, unmarried, recorded on the 22nd day of June, 2005 in Instrument No. 20050622-0071418, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the LOTS 63, 64 and 65 REVISED, ZONE LOT DIVISION, LOTS 54, 55, 57, 58, 60, 63, 64, 65, and 66, BRENTWOOD MEADOWS, SECTION 3, as recorded in Plat Book 6250, Page(s) 555, Amended in Book 6250, Page 775.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6771, Page 442.

Road Maintenance Declaration recorded in Book 6510, Page 844 and Book 6617, Page 423.

This is improved property located at 5533 THALMAN DR Brentwood TN 37027-4425

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2015.

Marc Moore

April Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marc Moore and April Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018