Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150063507 DEEDWARR
Recvd: 08/03/15 10:53 7 pgs
Fees:38.00 Taxes:3330.00
20150803-0076301

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Gregory Perrone Carolyn Perrone 117 Brook Hollow Road Nashville, TN 37205	Renasant Bank 2001 Park Place North, Suite 650 Birmingham, AL 35203	103-13-0-060.00

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$900,000.00**.

Affiant

Sworn to and subscribed before me this 29th day of July, 2015.

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 09-19-2016

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **ANNE BEVERIDGE WALLACE, Individually and as Co-Trustee of The John H. Beveridge Generation Skipping Trusts, and as Co-Executrix of The Estate of John H. Beveridge, MARK STOCKTON BEVERIDGE, Individually and as Co-Executor of The Estate of John H. Beveridge, AND LUCINDA REED BEVERIDGE Individually and as Co-Executrix of The Estate of John H. Beveridge,** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **GREGORY PERRONE AND CAROLYN PERRONE, Husband and Wife,** (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **6110 Dunham Springs Road, Nashville, TN 37205.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

This General Warranty Deed may be executed in one or more counterparts, each of which shall constitute an original but when taken together shall constitute but one instrument.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand on this 24th day of July, 2015.

Anne Beveridge Wallace
Anne Beveridge Wallace, Individually

THE JOHN H. BEVERIDGE GENERATION SKIPPING TRUSTS, DATED MAY 19, 2000

Anne Beveridge Wallace Co-Trustee
By: Anne Beveridge Wallace, Co-Trustee

THE ESTATE OF JOHN H. BEVERIDGE

Anne Beveridge Wallace, Co-Executrix
By: Anne Beveridge Wallace, Co-Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Anne Beveridge Wallace, Individually**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2015.

Marietta D. Green
Notary Public
My Commission Expires: 03/06/18

(seal)

MARIETTA D. GREEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Anne Beveridge Wallace, as Co-Trustee of The John H. Beveridge Generation Skipping Trusts, and as Co-Executrix of The Estate of John H. Beveridge**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Co-Trustee of The John H. Beveridge Generation Skipping Trusts, and as Co-Executrix of The Estate of John H. Beveridge** of the within named bargainor, and that she as such **Co-Trustee of The John H. Beveridge Generation Skipping Trusts, and as Co-Executrix of The Estate of John H. Beveridge**, executed the foregoing instrument for the purposes therein contained by signing the name of the Trusts and Estate by the said **Anne Beveridge Wallace, as such Co-Trustee of The John H. Beveridge Generation Skipping Trusts, and as Co-Executrix of The Estate of John H. Beveridge.**

Witness my hand, at office, this 24th day of July, 2015.

Notary Public
My Commission Expires: 03/06/18

MARIETTA D. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(seal)

Mark Stockton Beveridge, Individually

THE ESTATE OF JOHN H. BEVERIDGE

By: Mark Stockton Beveridge, Co-Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mark Stockton Beveridge, Individually**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of July, 2015.

Notary Public
My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(seal)

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Mark Stockton Beveridge, as Co-Executor of The Estate of John H. Beveridge**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Co-Executor of The Estate of John H. Beveridge** of the within named bargainor, and that he as such **Co-Executor of The Estate of John H. Beveridge**, executed the foregoing instrument for the purposes therein contained by signing the name of the Trusts and Estate by the said **Co-Executor of The Estate of John H. Beveridge.**

Witness my hand, at office, this 29th day of July, 2015.

Kristen Jacoby
Notary Public
My Commission Expires: 09-19-2016

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (seal)

Lucinda Reed Beveridge
Lucinda Reed Beveridge, Individually

THE ESTATE OF JOHN H. BEVERIDGE

Lucinda Reed Beveridge Co-Executrix
By: Lucinda Reed Beveridge, Co-Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lucinda Reed Beveridge, Individually**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2015.

Kristen Jacoby
Notary Public
My Commission Expires: 09-19-2016

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (seal)

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Lucinda Reed Beveridge, Individually and as Co-Executrix of The**

Estate of John H. Beveridge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Co-Executrix of The Estate of John H. Beveridge** of the within named bargainor, and that she as such **Co-Executrix of The Estate of John H. Beveridge**, executed the foregoing instrument for the purposes therein contained by signing the name of the Trusts and Estate by the said **Co-Executrix of The Estate of John H. Beveridge.**

Witness my hand, at office, this 29th day of July, 2015.

Notary Public
My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
seal

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled Hillwood Estates, Section Five, of record in Plat Book 2133, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John H. Beveridge and wife, Reed M. Beveridge, by deed from H. G. Hill Realty Company, of record in Book 2136, page 602, dated February 19, 1953, said Register's Office.

Reed M. Beveridge having died on or about November 11, 2003, leaving John H. Beveridge the surviving tenant by the entirety.

John H. Beveridge having died testate on or about March 28, 2015. His Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 14P978, devised the subject property to Anne Beveridge Wallace, individually and as Trustee of the Anne Beveridge Wallace Trust, Lucinda Reed Beveridge and Mark Stockton Beveridge.

Exhibit B

[Permitted Exceptions]

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 103-13-0-060.00.

2. Any and all zoning regulations, restrictions, setback lines, easements and encumbrances of record, if any, as may affect the premises.

3. Matters shown on the Plan of record in Book 2133, Page 55, said Register's Office.