# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/15 10:08 3 pgs
Fees:18.00 Taxes:1406.00
**20150924-0097060**

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-27844

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/18/18

(AFFIX SEAL)

JILL L. SWEETGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ralph B. Perkins | SIRVA Mortgage, Inc | 172-09-OA-056.00 |
| (NAME) | (NAME) | |
| 6537 Banbury Crossing | 6200 Oak Tree Blvd, Ste 300 | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Independence, OH 44131 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles R. Freed Jr.** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ralph B. Perkins and Kristina D. Perkins, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 56, on the Resubdivision of Lots 56 and 57 on the Resubdivision of Lots 54 through 57, Section Two, Banbury Crossing, of record in Instrument No. 20020930-0118550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles R. Freed Jr. by deed from Amy L. McLaughlin fka Amy L. Freed as of record in Instrument No. 20150924-0097059, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1) All matters shown on the plat of record in Plat Instrument No. 20020930-0118550, 2) Covenants, conditions, easements and restrictions recorded of record in Book 10369, Page 48, as amended of record in Instrument No. 20030728-0105031, Amendment to Declaration of Restrictive Covenants for Banbury Crossing of record in Instrument No. 20051020-0126681, and First Supplementary Declaration of Restrictive Covenants for Banbury Crossing recorded of record in Book 10962, Page 516, 3) Restrictions set forth in Deeds of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 292 and Book 4693, Page 690, 4) By-Laws of Banbury Crossing Homeowners Association, Inc., recorded of record in Instrument No. 20020610-0070239, 5) Charter of Banbury Crossing Homeowners Association, Inc., recorded of record in Book 11187, Page 575, 6) Stormwater Detention Agreement of record in Book 10633, Page 330, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6537 Banbury Crossing, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 21st day of September, 2015.

Charles R. Freed Jr.

State of Tennessee
County of Williamson

Personally appeared before me Charles R. Freed Jr., 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of September, 2015.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

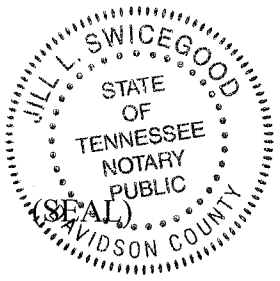
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018