Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

BILL GARRETT, Davidson County
Trans:T20150084219 DEEDWARR
Recvd: 10/02/15 14:32 2 pgs
Fees:13.00 Taxes:689.13
20151002-0100667

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Russell J. Perkins and wife, Andrea C. Perkins, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Theresa E. Clem, a married woman, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

Being Lot No. 13 on the plan of Creekside Subdivision, of record in Instrument Number 20040122-0008741, and corrected in Instrument Number 20041109-0135030, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Russell J. Perkins and wife, Andrea C. Perkins by deed dated June 22, 2006 and recorded in Instrument No. 20060626-0075972, Register's Office of Davidson County, Tennessee.

Map & Parcel 049090A01300CO

Property Address: 244 Solness Ave., Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever .

IN WITNESS WHEREOF, this conveyance has been executed on the

29 day of September, 2015.

Russell J. Perkins

Andrea C. Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Russell J. Perkins and Andrea C. Perkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29 day of September, 2015.

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires:
03/21/2018

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $186,250.00.

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 29th day of September, 2015.

Mary Birthright
Notary Public

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
08-20-19

NEW PROPERTY OWNER:
Theresa E. Clem
244 Solness Ave.
Nashville, TN 37218

PERSON RESPONSIBLE FOR TAXES:
FirstBank
318 Seaboard Ln., Ste 205
Franklin, TN 37067