	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$155,000.00** Affiant Subscribed and sworn to before me this the 18 day of December, 2015. Notary Public My commission expires: 1-8-2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bonnie L. Troxel	Bonnie L. Troxel	161-02-0-073.00
816 Valley View Cir.	458 WestCrest Dr	
Brentwood, Tennessee 37027	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Frank Perez, married

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

Bonnie L. Troxel, an unmarried woman

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. 21 on the Plan of McMurray Hills, of record in Book 3700, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 75 feet on the northwesterly margin of Westcrest Drive and extends back 255.0 feet on the northerly line and 202.9 feet on the southerly line to a broken line in the rear, measuring 96.9 feet thereon.

Being the same property conveyed to Frank Perez, by Deed dated August 27, 2003 from Brian Ferriman and Sue Ferriman, of record in Instrument No. 20030908-0130417, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Frank Perez, pursuant to a Power of Attorney executed by same on the 9th day of December, 2015, of record in Instrument No. 20160111-0002702 **, Register's Office for Davidson County, Tennessee.**

The subject property is not now nor ever has been the principal residence of the grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 3700, Page 5, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 3882, Page 846, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **458 Westcrest Drive, Nashville, Tennessee 37211**

BILL GARRETT, Davidson County
Trans:T20160002473 DEEDWARR
Recvd: 01/11/16 13:50 2 pgs
Fees:13.00 Taxes:573.50
20160111-0002703

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 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 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 17th day of **December, 2015.**

Frank Perez by Houston Howell attorney-in-fact

Frank Perez by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17 day of December, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Frank Perez** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Frank Perez**, for the purpose therein contained, by signing the name of **Frank Perez,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of **December, 2015.**

Anna Agee

Notary Public

My Commission Expires: 5-8-18

