

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **132,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2016.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian Perkins and Lauren E. Williams	**Brian Perkins and Lauren E. Williams**	**081-12-0-139.00**
809 Maplewood Place	**809 Maplewood Place**	BILL GARRETT, Davidson County Trans:T20160005659 DEEDWARR Recvd: 01/21/16 12:43 2 pgs Fees:13.00 Taxes:488.40 20160121-0006243
Nashville, TN 37216	**Nashville, TN 37216**	

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

James C. Prophet and Clellon Loveall

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

Brian Perkins and Lauren E. Williams, husband and wfie

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 a tract or parcel of land situated and lying in Davidson County, Tennessee, the same being the westerly 37-1/2 feet of the southerly 90 feet of Lots 267 and 268 in McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, a plan to which is of record in Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Northeast corner of Garfield Street and an alley, being the Southwest corner of Lot No. 267; thence with the northerly margin of Garfield Street, easterly 37-1/2 feet to a point 112-1/2 feet westerly from the westerly margin of Polk Street; thence parallel with alley northerly 90 feet to the southerly margin of a 10 foot alley; thence with said alley westerly 37-1/2 feet to the easterly margin of first mentioned alley; thence with easterly side of said alley 90 feet to the beginning.

Being the same property conveyed to JAMES C. PROPHET AND CLELLON LOVEALL, by deed from JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record in Book 8001, page 469, dated November 19, 1989, said Register's Office.
James C. Prophet is a married man. Clellon Loveall is a married man. Both James C. Prophet and Clellon Loveall hereby certify, under penalty of perjury, that the property being herein conveyed has never been the residence of grantors or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1012 Garfield Street, Nashville, TN 37208.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 19th day of January, 2106.

James C. Prophet

Clellon Loveall

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared James C. Prophet, a married man and Clellon Loveall, a married man, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th day of January, 2016.**

Notary Public

My Commission Expires: 8-20-2019

