Davidson County	**DEEDWARR**
Recvd: 04/11/16 14:42	**3 pgs**
Fees:18.00 Taxes:1683.50	
20160411-0034587	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew Waterman and Lauren Price, as Trustees of the Waterman-Price Family 2013 Revocable Living Trust, dated May 23, 2013	Sierra Pacific Mortgage	073 130B00 200CO
(NAME) 1630 Lethia Dr.	(NAME) 1180 Iron Point Road, Ste 200	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Folsom, CA 95630	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty-Five Thousand And No/100 Dollars ($455,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard Lee Percefull, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Waterman and Lauren Price, as Trustees of the Waterman-Price Family 2013 Revocable Living Trust, dated May 23, 2013**, 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:

Unit 1628 B of the Hengard Properties as shown in the Declaration of Covenants, Conditions, and Restrictions for Hengrard Properties, a horizontal property regime with private elements and no general common elements of record as Instrument No. 201501210005715, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property. Scrivener's Affidavit recorded in Instrument No. 20160322-0026919, Register's Office Davidson County Tennessee.

Being a portion of the same property conveyed to Laurel Parton-Percefull and Richard Percefull, married by Warranty Deed from Jerry R. Johnston and wife, Karen A. Johnston dated July 15, 2008 and recorded July 17, 2008 as Instrument No. 200807170073426, in said Register's Office for Davidson County, Tennessee.

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Further, being a portion of the same property conveyed to Richard Lee Percefull by Quitclaim Deed from Laurel Lynn Parton (also known as Laurel Parton-Percefull) dated June 8, 2011 and recorded October 17, 2012 as Instrument No. 201210170095258, in said Register's Office for Davidson County, Tennessee.

Grantor confirms that the subject property has never been the principal residence of the Grantor or the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1630 Lethia Dr., Nashville, TN 37206

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 8th day of April, 2016.

Richard Lee Percefull

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Richard Lee Percefull, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-160177

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith