This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
312 Osceola Avenue
Nashville, TN 37209
(615) 329-3190

File No.: 16-1103

Davidson County DEEDWARR
Recvd: 04/21/16 11:06 3 pgs
Fees:18.00 Taxes:1202.50
20160421-0038769

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/15/2016**, by and between **William E Gray Jr and Jean P. Gray, Husband and Wife** parties of the first part, and **Brad Perling and Allison Perling, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 204 on the plan of phase III-D" Sheffield" on the Harpeth, of record in Book 7900, pages 710 and 712, Register's Office for said County.

Said Lot No.204, which is corner lot, fronts 96.00 feet on the easterly margin of Ferrington Court and fronts 82.09feet on the northeasterly margin of River York Drive, said frontages being joined by a curve having the length of 37.94 feet and extends back 130.75 feet on the easterly line and 122.00 feet on the northerly line to a point of intersection.

Being the same property conveyed to William E. Gray Jr., by Specialty Warranty Deed from Federal Home Loan Mortgage Corporation, dated March 20, 03/20/2003 of record in Instrument No. 20030424-0055258, Register's Office for Davidson County, Tennessee.

Jean P. Gray joins in to convey any and all martial rights she may have in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **141 15D 204 CO**

☒ Improved **600 Ferringdon Ct, Nashville, TN 37221**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

William E Gray Jr

Jean P. Gray

STATE OF Tennessee

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William E Gray Jr and Jean P. Gray** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of April, 2016..

Notary Public

My Commission Expires: 9/5/17

REBECCA T. BARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Brad Perling and Allison Perling**

and Address: **600 Ferringdon Ct, Nashville, TN 37221**

Mail tax bills to

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$325,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 15th day of April, 2016..

Notary Public

My Commission Expires: 4/9/19

True Copy Certification

I, KEVIN HEFFELMAN, 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, CECILIA M. HENSLEY, a notary public for this county and state, KEVIN HEFFELMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/2019