WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046395 DEEDWARR
Recvd: 06/02/16 10:00 2 pgs
Fees:13.00 Taxes:1406.00
20160602-0055472

Y-FC-16-6670-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF ~~MAY~~ June, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian S. Perkerson	Brian S. Perkerson	
(NAME)	(NAME)	
6670 Clearbrook Drive	7447 Greeley Dr.	**129-10-0-064.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-3945	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET G. SCHMECHEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN S. PERKERSON AND ANDRA PERKERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 33 on the Plan of West Meade Park, Inc., Section One of record in Plat Book 2900, Pages 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret E. Schmechel by Quitclaim deed from Walter G. Gobbel, Jr., Trustee of the Walter G. Gobbel, Jr. Revocable Trust and Elizabeth P. Gobbel, Trustee of the Elizabeth P. Gobbel Revocable Trust of record in Instrument No. 20121213-0114919 Register's Office for Davidson County, Tennessee, dated December 3, 2012 and recorded on December 13, 2012.

Inadvertently the Grantor's name was misspelled in previous conveyance. Grantor's correct spelling is Margaret G. Schmechel. Margaret E. Schmechel and Margaret G. Schmechel are one of the same.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 2900, Page 103 and 104, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6670 Clearbrook Drive, Nashville, Tennessee 37205-3945**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my/our hand(s) this the 31st DAY OF MAY, 2016.

Margaret G. Schmechel

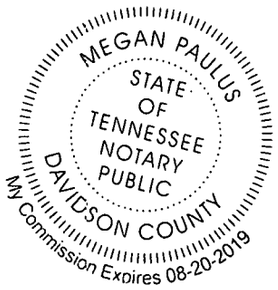
Doug Schmechel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET G. SCHMECHEL AND DOUG SCHMECHEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212