WARRANTY DEED

ELAINE K. EVERSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-2020
(AFFIX SEAL)

Y-VRES-16-513-T

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

Davidson County DEEDWARR
Recvd: 07/05/16 13:41 3 pgs
Fees:18.00 Taxes:621.60
20160705-0068521

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aerial M. Crist and Brian M Crist	Franklin American Mortgage	
(NAME)	(NAME)	**053-06-0B-083.00-CO**
513 Riverway Cove Lane	6100 Tower Circle Ste 600	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2850	Franklin TN. 37067	
(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, **BRANDON PERDUE AND, SPOUSE SHONNA PERDUE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AERIAL M. CRIST AND BRIAN M CRIST, WIFE AND HUSBAND,** 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. 40 on the Plan of Phase 5B, Waterford, R10 Residential P.U.D. of record in Plat Book 7900, Page (s) 838 and 839, 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 Brandon Perdue and spouse, Shonna Perdue by Warranty deed from Jonathan Kidd and spouse, Danielle Kidd of record in Instrument No. 20071205-0141008 Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 05, 2007.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 7900, Page (s) 838 and 839, Register's Office for Davidson County, Tennessee.
- Plan of Planned Unit Development Boundary of Waterford of record in Plat Book 6900, page 540, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7463, Page 294; Book 8694, Page 216; Book 8699, Page 462; Book 9530, Page 185 and Book 9530, Page 189, Register's Office for Davidson County, Tennessee.
- By-Laws of Waterford Community Homeowner's Association of record in Book 8715, Page 583 and amended in Instrument No. 20090309-0020515, in the Register's Office for Davidson County, Tennessee.
- Charter of Waterford Community Homeowner's Association of record in Book 8711, Page 701 and Instrument No. 20101007-0080605, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas to Waterford Community Homeowner's Association of record in Book 9393, Page 831; Book 9393, page 832; Book 8715, page 590 and Book 9752, page 82, in the Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of record in Book 2024, Page 225, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer of record in Book 1717, Page 30, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Riverway Cove Lane, Old Hickory, Tennessee 37138-2850**.

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.

Witness my/our hand(s) this the ____ DAY OF JUNE, 2016.

Brandon Perdue

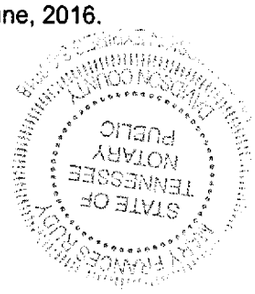
Shonna Perdue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON PERDUE, 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 28th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

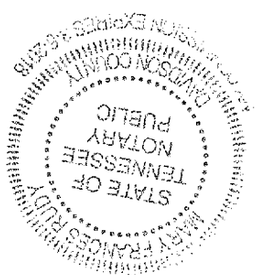


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHONNA PERDUE, 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 28th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).