WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,492,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32244

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David L. Perry Jr.	NEW OWNER	130-11-0-051.00
(NAME)	(NAME)	
906 Lynnwood Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160057798 DEEDWARR
Recvd: 07/07/16 10:29 3 pgs
Fees:18.00 Taxes:5520.40
20160707-0069498

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 considerations, the receipt of which is hereby acknowledged, we, **Devin S. Cole and Sheila A. Cole, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David L. Perry Jr. and Laurie P. Perry, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 13, on the plan of Carter & King Lands, as of record in Book 57, Page 99, Register's Office for Davidson County, Tennessee, being Lot No. 21 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey by Z. J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynnwood Boulevard at the corner of Lot Nos. 20 and 21; thence, with said Boulevard, southwardly 100 feet to the corner of Lot Nos. 21 and 22; thence, with the line between said two lots eastwardly 250 feet; thence, at right angles northwardly 100 feet to the corner of Lot Nos. 20 and 21; thence with the line between said two lots westwardly 250 feet to the Beginning.

Being the same property conveyed to Devin S. Cole and Shelia A. Cole, husband and wife, by Warranty Deed from Hassan Mir and Zunera Mir, Trustees of the 906 Lynnwood Trust Agreement, dated July 26, 2012, dated 11/09/2015, recorded 11/10/2015, of record in Instrument No. 20151110-0114514, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 57, Page 99 and the boundary plat of record in Book 1424, Pages 12 & 13, in the Register's Office for Davidson County, Tennessee.
Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The

company does not insure the area, square footage, or acreage of the land.
Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.
Covenants, conditions, easements and restrictions of record in Book 1286, Page 545, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 1335, Page 344, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 1812, Page 83, in the Register's Office for Davidson County, Tennessee.
Fence Encroachment as referenced in instrument of record in Book 10752, Page 769, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 906 Lynnwood Boulevard, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 1st day of July, 2016.

Devin S. Cole by Sheila A Cole Attorney in Fact
Devin S. Cole

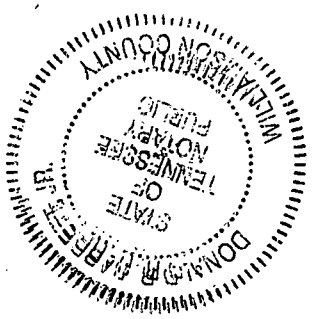
Sheila A Cole
Sheila A. Cole

State of Tennessee
County of Williamson

Personally appeared before me, the undersign, a Notary Public in and for said County and State, the within named Sheila A. Cole, with whom I am personally acquainted and who proved herself to be the attorney in fact of Devin S. Cole and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2016.

Notary Public
My Commission Expires: 8/21/17

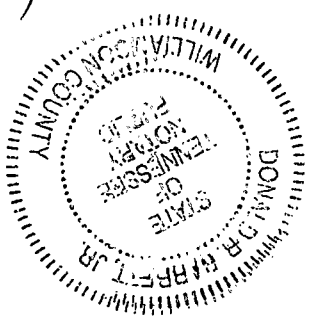


State of Tennessee
County of Williamson

Personally appeared before me, the undersign, a Notary Public in and for said County and State, the within named Sheila A. Cole, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2016.

_____
Notary Public
My Commission Expires: 8/21/17



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Brentwood, TN 37027