Davidson County DEEDWARR
Recvd: 07/14/16 13:50 2 pgs
Fees:13.00 Taxes:395.90
20160714-0072416

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of July, 2016, by and between Othell B Raven, unmarried, party of the first part, and John A Perkins Jr. and Geraldine S Perkins, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Othell B. Raven by virtue of that certain Warranty Deed dated September 26, 2006, at Instrument No. 20061013-0127232 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 2900, Page 120 and Easement at Book 11472, Page 960 in said Register's Office, Tennessee; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Othell B. Raven
Othell B Raven

July 11th, 2016

STATE OF GEORGIA
COUNTY OF Douglas

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Othell B Raven, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of July, 2016.

Notary Public

My Commission Expires: 2-13-17

DEMETRIUS L WELCH
NOTARY PUBLIC
Douglas County
State of Georgia
My Comm. Expires Feb. 13, 2018

Property Owner & Address: John A Perkins Jr. and Geraldine S Perkins
3116 Moorewood Dr
Nashville, TN 37207

Tax Parcel No 06002015100

Property Address: 3116 Moorewood Dr
Nashville, TN 37207

MAIL TAX BILLS TO: owners at property address

Firm File #: 20160557

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $107,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

John A. Perkins
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of July, 2016.

Audrey G. Armstead
Notary Public

My Commission Expires: 11/26/17

AUDREY G. ARMSTEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019