Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANGIE WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristina Deloach Perkins Ralph Brett Perkins	New Owner	1810001690
(NAME)	(NAME)	
14148 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sherrie L. Gillen, n/k/a Sherrie L. Weller , married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristina Deloach Perkins and Ralph Brett Perkins, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the plan of the Division of the Michael D. Gillen Property of record in Book 6200, page 242, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Edward William Wells and wife,, Carla Elaine Wells and Michael D. Gillen and wife, Sherrie L. Gillen by deed from H. C. Harkleroad, Jr. and wife, Mary Edwina Harkleroad dated December 11, 1984 of record in Book 6446, page 356, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Michael D. Gillen and wife, Sherrie L. Gillen by quitclaim deed from Edward William Wells and wife, Carla Elaine Wells and Michael D. Gillen and wife, Sherrie L. Gillen dated June 25, 1985, of record in Book 6592, page 219, Register's Office for Davidson County, Tennessee. Michael D. Gillen died on November 11, 1992, vesting property in Sherrie L. Gillen as surviving spouse. Sherrie L. Gillen having re-married Rodger W. Weller and is now known as Sherrie L. Weller, a/k/a Sherrie Lynn Weller. Rodger W. Weller joins in this conveyance to convey any and all interest he may have in said property.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 6200, page 242; Easement for Septic Tank and Overflow System as set out in Book 6816, page 145, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 14148 Old Hickory Boulevard, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160084394 DEEDWARR
Recvd: 09/26/16 13:12 2 pgs
Fees: 13.00 Taxes: 1665.00
20160926-0101300

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 22nd day of September, 2016.

Sherrie L. Weller

Rodger W. Weller

State of Tennessee
County of Williamson

Personally appeared before me Sherrie L. Weller and Rodger W. Weller, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of September, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2016-085