THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16099294**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 14th day of October, 2016. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160091205 DEEDWARR
Recvd: 10/17/16 10:02 2 pgs
Fees:13.00 Taxes:1591.00
20161017-0109266

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Canady 6537 Banbury Crossing Nashville TN 37027	New Owner	Tax Parcel ID No. 172-09-0A-056.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ralph B. Perkins and Kristina D. Perkins, Husband amd Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin Canady and Annaliese Canady, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled Resubdivision of Lots 56 and 57 on the Resubdivision of Lots 54 through 57, Section Two Banbury Crossing (a Planned Unit Development), of record in Instrument No. 20020930-0118550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RALPH B. PERKINS and KRISTINA D. PERKINS, husband and wife, by deed from CHARLES R. FREED JR., of record in Instrument No. 20150924-0097060, dated September 21, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 172-09-0A-056.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20020930-0118550, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4148, page 261 and Book 4693, page 690, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10369, page 48,

amended in Book 10962, page 516, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, said Register's Office.

By-Laws of Banbury Crossing Homeowner's Association, Inc. of record in Instrument No. 20020610-0070239, said Register's Office.

Storm Water Detention Agreement of record in Book 10633, page 330, said Register's Office.

This is improved property located at 6537 Banbury Crossing Nashville TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2016.

Ralph B. Perkins

Kristina D. Perkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ralph B. Perkins and Kristina D. Perkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018