(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160104218 DEEDWARR
Recvd: 11/28/16 10:48 2 pgs
Fees:13.00 Taxes:925.00

20161128-0124349

G-P-16-11-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Coreen Newsome
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jon Perry	**Laura Dickens Perry**	
(NAME)	(NAME)	
11 Music Square East #301	**1896 General George Patton Drive, Suite 400**	**093-13-0A-301.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**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, **KARI DELAYNE SMITH, A TRUSTEE OF THE KARI KUPRITZ REVOCABLE TRUST DATED DECEMBER 19, 2006,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA DICKENS PERRY AND JONATHAN PERRY, HUSBAND AND WIFE ,** 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 Unit No. 301 on the plan of Spence Manor Condominiums, according to the Master Deed of record Book 6794, Page 219 and amended in Book 8546, Page 996, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kari Delayne Smith, a Trustee of the Kari Kupritz Revocable Trust Dated December 19, 2006 by Quit Claim deed from Kari Kupritz, a trustee of the Kari Kupritz Revocable Trust of record in Instrument No. 20150323-0024780 Register's Office for Davidson County, Tennessee, dated February 16, 2015 and recorded on March 23, 2015.

Kari Delayne Smith and Kari Kupritz are one and the same.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Spence Manor Condominium of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee.
- Charter of Spence Manor Condominium Association, Inc. of record in Book 6790, Page 237, as amended in Instrument No. 20011106-0121962 and Instrument No. 20020710-0083218, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Spence Manor Condominium and Spence Manor Condominium Association, Inc. attached as Exhibit "B" to the Master Deed of record in Book 6794, Page 219, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Spence Manor Condominium attached as Exhibit "A-2" to the Master Deed of record in Book 6794, Page 219, in the Register's Office for Davidson County, Tennessee.
- Trust Agreement of record in Instrument No. 20061227-0159447, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **11 Music Square East #301, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 17th DAY OF NOVEMBER, 2016.

The Kari Kupritz Revocable Trust Dated December 19, 2006

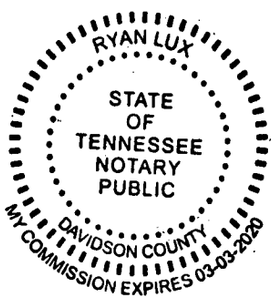
BY: _____
Kari Delayne Smith
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARI DELAYNE SMITH, TRUSTEE of THE KARI KUPRITZ REVOCABLE TRUST DATED DECEMBER 19, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of November, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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