WARRANTY DEED

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

G-VRES-16-618-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

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)
John H. Shatzer, Jr. and Georganne Harmon	**Regions Bank d/b/a Regions Mortgage**	
(NAME) **618 Timber Lane**	(NAME) **2050 Parkway Office Circle**	**117-02-0C-010.00-CO**
(ADDRESS) **Nashville, TN 37215-1120**	(ADDRESS) **Birmingham, AL 35244**	
(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, **JOHN PERDUE AND WIFE, VIRGINIA PERDUE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN H. SHATZER, JR. AND GEORGANNE HARMON, 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. 10 together with carport designated number 10-A on the plan of Regency Park, (Woodlawn Manor Incorporated), of record in Book 3700, Pages 111 and 112, 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 John Perdue and wife, Virginia Perdue by Special Warranty deed from SunTrust Bank as Trustee of Dorothy Lee Hutts Family Trust of record in Instrument No. 20060118-0006857 Register's Office for Davidson County, Tennessee, dated January 13, 2006 and recorded on January 18, 2006.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 3700, Page(s) 111 and 112, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Regency Park of record in Book 3815, Page 778, Register's Office for Davidson County, Tennessee.
- Repurchase and Option Agreement of record in Book 3907, Page 839, and Counterpart in Book 7401, Page 912, in the Register's Office for Davidson County, Tennessee.
- Charter of Regency Park Condominium Homeowners Association of record in Book 8129, Page 118 and amended in Book 8500, Page 717, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 3815, Page 788, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument Number 20031029-0159210, Instrument Number 20050531-0060994 and in Instrument Number 20110525-0040197, in the Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or storm drainage of record in Book 4067, Page 947, in the 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: **618 Timber Lane, Nashville, Tennessee 37215-1120**.

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 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), 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.

BILL GARRETT, Davidson County
Trans:T20160112355 DEEDWARR
Recvd: 12/21/16 11:16 2 pgs
Fees:13.00 Taxes:1544.75

20161221-0134067

Witness my/our hand(s) this the 19 DAY OF DECEMBER, 2016.

John Perdue

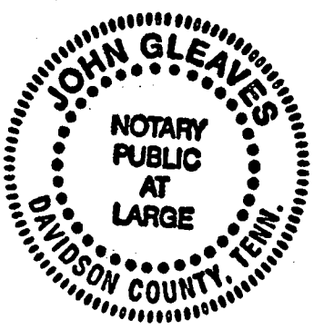
Virginia Perdue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN PERDUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

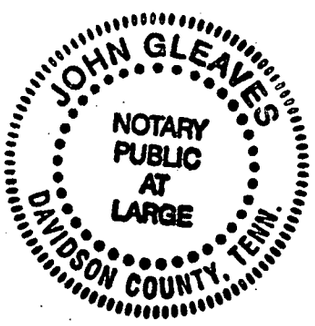


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA PERDUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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