WARRANTY DEED

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

G-VRES-16-706-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020
(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)
Jonathan R. Perkins and Cheryl L. Perkins	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**083-07-0-139.00**
115 Close Place	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Brea, CA 92821	**San Antonio, TX 78216**	
(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, **JUSTIN B. BROUSSE AND WIFE, JAIME S. BROUSSE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN R. PERKINS AND CHERYL L. PERKINS, TRUSTEES OF THE FAMILY TRUST OF JONATHAN R. PERKINS AND CHERYL L. PERKINS, DATED JANUARY 27, 1999 AS AMENDED BY INSTRUMENT DATED DECEMBER 16, 2016,** 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 Lot No. 11 of Block "B" on the Plan of Tillman Subdivision Part 1 of record in Plat Book 1130, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 65 feet on the Easterly side of Powers Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Justin B. Brousse, unmarried, and Jaime S. Spotleson, unmarried, as tenants in common with the right of survivorship by Warranty deed from Gary G. Suggs, an unmarried man, as the sole heir at law of Marion Elmo Suggs and wife, Margaret J. Suggs, both now deceased of record in Instrument No. 20100331-0024209 Register's Office for Davidson County, Tennessee, dated March 31, 2010 and recorded on March 31, 2010. (Value of consideration shown in aforementioned deed $152,000.00.)

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 29, 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: **706 Powers Avenue , Nashville, Tennessee 37206**.

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:T20170000582 DEEDWARR
Recvd: 01/04/17 09:18 2 pgs
Fees:13.00 Taxes:1480.00
20170104-0000668

Witness my/our hand(s) this the 27th DAY OF DECEMBER, 2016.

Justin B. Brousse

Jaime S. Brousse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN B. BROUSSE, 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 27th of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAIME S. BROUSSE, 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 27th of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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