WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon M. Rizzo	movement Mtg	
(NAME)	(NAME)	
1012 Garfield Street	P.O. Box 660922	81-12 139
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Dallas, TX 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRIAN PERKINS AND LAUREN E. WILLIAMS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON M. RIZZO, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a tract or parcel of land situated and lying in Davidson County, Tennessee, the same being the westerly 37 1/2 feet of the southerly 90 feet of Lots 267 and 268 in McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, a plan to which is of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Northeast corner of Garfield Street and an alley, being the Southwest corner of Lot No. 267; thence with the northerly margin of Garfield Street, easterly 37 1/2 feet to a point 112 1/2 feet westerly from the westerly margin of Polk Street; thence parallel with alley northerly 90 feet to the southerly margin of a 10 foot alley; thence with said alley westerly 37 1/2 feet to the easterly margin of first mentioned alley; thence with easterly side of said alley 90 feet to the beginning.

Being the same property conveyed to Brian Perkins and Lauren E. Williams, husband and wife by deed from James C. Prophet and Clellon Loveall, dated January 19, 2016, of record in Instrument No. 20160121-0006243, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes and all easements and restrictions of record.

unimproved
This is improved x property, known as 1012 Garfield Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20170014315 DEEDWARR
Recvd: 02/16/17 14:58 2 pgs
Fees: 13.00 Taxes: 998.63
20170216-0016253

Witness my hand this 13th day of February, 2017

BRIAN PERKINS

LAUREN E. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Perkins and Lauren E. Williams, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of February, 2017.

Commission expires: 3/7/17

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public