LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

G-BR-17-4405

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)
Christopher A. Kenny and Josephine Nettles	Franklin American Mgt.	
(NAME) **4405 Saunders Avenue**	(NAME) 6100 Tower Circle Ste 600	061-02-0-151.00
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) 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, **THE PERP FUND, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER A. KENNY AND JOSEPHINE NETTLES,** 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. 106 on the Plan of Section One, Gra-Mar Acres of record in Plat Book 2133, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The PERP Fund, LLC by Warranty deed from Minh Van Pham, unmarried of record in Instrument No. 20161222-0134743 Register's Office for Davidson County, Tennessee, dated December 19, 2016 and recorded on December 22, 2016.Being the same property conveyed to Minh Pham and wife, Anh Vo by Quitclaim deed from Nghia Huy Pham of record in Instrument No. 20101216-0099948 Register's Office for Davidson County, Tennessee, dated December 15, 2010 and recorded on December 16, 2010.

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 2133, Page 27, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2134, Page 54, amended in Book 2439, page 65, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Main of record in Book 2488, Page 343, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4131, Page 841, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5002, Page 177, 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: **4405 Saunders Avenue , Nashville, Tennessee 37216**.

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.

husband and wife

BILL GARRETT, Davidson County
Trans:T20170026762 DEEDWARR
Recvd: 03/30/17 10:08 2 pgs
Fees:13.00 Taxes:1343.10

20170330-0030950

Witness my/our hand(s) this the 28th DAY OF MARCH, 2017.

The PERP Fund, LLC

BY: _____

Tim ~~Matthews~~ MATHEWS

Managing Member

STATE OF CA
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIM MATTHEWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of THE PERP FUND, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 of March, 2017.

_____
Notary Public
My Commission Expires: Aug 31, 2017
(SEAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 28 day Of March, 2017 by Tim Mathews.

Proved to me on the basis of satisfactory evidence to be the ~~person(s)~~ who appeared before me.

_____
Signature Notary Public seal

OFFICIAL SEAL
K. MOSHER
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 2035819
SAN DIEGO COUNTY
MY COMM. EXP. AUG. 31, 2017

RBG-1 RBG-1