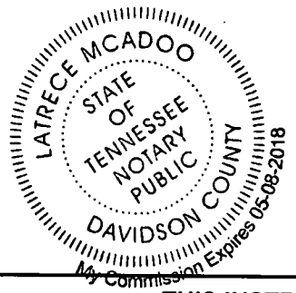
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Fle # 11733
Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Poh Poh	Caliber Home Loans, Inc	14905004300
(NAME)	(NAME)	
4841 Barclay Square Dr.	3701 Regent Blvd. Suite 180	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Irving TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Verlean D. Perkins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Poh Poh,** unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot no. 59 on the plan of Barclay Square Subdivision, section three, as recorded in book 4675, page 154, register's office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Verlean D. Perkins, by deed of record in Instrument No. 20170109-0002475 , Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Verlean D. Perkins by Sylvester Armor as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20170501-0042466, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4841 Barclay Square Dr., Antioch, TN 37013
(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 the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170036431 DEEDWARR
Recvd: 05/01/17 11:51 2 pgs
Fees:13.00 Taxes:643.80
20170501-0042467

Witness my/our hands this 26th day of April, 2017.

Verlean D. Perkins by, Sylvester Armor Attorney in fact
Verlean D. Perkins

State of Tennessee
County of Williamson

On this the 26th day of April, 2017, before me personally appeared Sylvester Armor, the person who executed the foregoing instrument on behalf of Verlean D. Perkins and who acknowledged that he executed the same as the free act and deed of the said Verlean D. Perkins, through Power of Attorney granted him by the said Verlean D. Perkins.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 11733