# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Corbin A. Perkins | Synovus Mortgage Corp. | Parcel ID: |
| 4576 Raccoon Trail | 2204 Lakeshore Dr.; Ste 325 | #08702005300 |
| Hermitage, TN 37076 | Birmingham, AL 35209 | |

FOR AND IN 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

**William S. Glover and Sandra J. Glover, husband and wife**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Corbin A. Perkins and Kirstin C. Perkins, husband and wife**
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:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of New Hope Meadows, Phase II, Revised, of record in Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William S. Glover and Sandra J. Glover, husband and wife, by Quitclaim Deed from Sandra J. Lowe. n/k/a Sandra J. Glover, of record in Instrument 20121210-0113528, dated November 30, 2012, Register's Office for said County. See also deed of record in Book 9317, Page 920, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7557, Page 377, amended in Book 7567, Page 103; Book 7688, Page 804; Book 7688, Page 808; Book 7934, Page 796; Instrument 20030106-0001976; Book 7557, Page 356, amended in Book 7567, Page 106 and in Instrument 20030106-0001977, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 724, said Register's Office; (3) Sewer Easements of record in Book 7079, Page 196 and Book 7083, Page 435, in Register's Office for Davidson County and Book 402, Page 287 and Page 418, in Register's Office for Wilson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 4576 Raccoon Trail, Hermitage, TN 37076

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:T20170045456 DEEDWARR
Recvd: 05/30/17 10:30 2 pgs
Fees:13.00 Taxes:869.50
20170530-0053232

Witness our hands this 26th day of May, 2017.

William S. Glover

Sandra J. Glover

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 William S. Glover and Sandra J. Glover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.