THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511955** BILL GARRETT, Davidson County Trans:T20170054360 DEEDWARR Recvd: 06/26/17 10:13 2 pgs Fees:13.00 Taxes:1942.50 20170626-0063871	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2017. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Matthew Perkins and Laura Perkins 117 CLYDELAN COURT Nashville, TN 37205-4203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13009007700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank W. Blair IV and wife, Lauren G. Blair** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Aaron Perkins and Laura Tarumianz Perkins, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Warner Court, Section II, of record in Book 2330, Page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 which is a corner lot, fronts 116.0 feet on the Southerly margin of Clydelan Court and fronts 116.0 feet on the Westerly margin of Maybelle Lane, said frontages being joined by a curve having a length of 39.3 feet and extends back 141.0 feet on the Southerly line and 140.7 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Frank W. Blair IV and wife, Lauren G. Blair by Warranty Deed from Jae H. Cho and wife, Eun W. Cho, recorded on the 30th day of October, 2008 in Instrument No. 20081030-0108488, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF WARNER COURT, SECTION II, as recorded in Plat Book 2330, Page(s) 124.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2701, Page 377.

This is improved property located at 117 CLYDELAN COURT Nashville, TN 37205-4203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2017.

Frank W. Blair IV

Lauren Blair By Frank Blair as Attorney in fact

Lauren G. Blair
By: Frank W. Blair, IV, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank W. Blair, IV,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Lauren G. Blair,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of June, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019