BILL GARRETT, Davidson County
Trans:T20170055452 DEEDWARR
Recvd: 06/28/17 15:06 2 pgs
Fees:13.00 Taxes:1017.50
20170628-0065217

(Notary Stamp)

STATE OF ~~TENNESSEE~~
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Megan Witherspoon
Affiant

Subscribed and sworn to before me, this 22nd day of June, 2017.

Notary Public

My commission expires:

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rachel Perkins and Eugene George Perkins, III	~~New Owners~~ BB&T	083-01-0-051-00
944 West Greenwood Avenue	223 West Nash St.	
Nashville, TN 37206-3431	Wilson, NC 27893	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael G. Hoff, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rachel Erin Perkins, unmarried, and Eugene George Perkins, III, married, as tenants in common with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Division of the James C. Sullivan Property of record in Plat Book 6200, Page 304, 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 Michael G. Hoff by Warranty Deed from Joseph Robertson, married, of record as Instrument No. 200606290077895, Register's Office for Davidson County, Tennessee; the said Michael G. Hoff having since married.

The subject property has never been the personal residence of grantor's spouse.

This is improved property known as 944 West Greenwood Avenue, Nashville, TN 37206-3431.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in Plat Book 6200, Page 304, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of June, 2017.

Michael G. Hoff

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, Michael G. Hoff, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of June, 2017.

Notary Public
My Commission Expires: 8.21.17

