THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 17-0856

Map-Parcel No. 146-11-86.00

BILL GARRETT, Davidson County
Trans:T20170063454 DEEDWARR
Recvd: 07/25/17 08:47 2 pgs
Fees:13.00 Taxes:1590.63
20170725-0075109

Property Address:
620 Hogan Rd., Nashville, TN 37220

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WARRANTY DEED

Send Tax Statements To:
First Citizens Bank & Trust Co.
PO Box 11757
Columbia, SC 29211

Grantee's Name, Address:
ELIZABETH HILL
620 Hogan Rd.
Nashville, TN 37220

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BRIAN PERKINSON and CHRISTINE PERKINSON, husband and wife**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **ELIZABETH D. HILL and LEBERT W. HILL, III, wife and husband**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Section One, Revised Crieve Hall Estates, as of record in Book 1835, page 122, page 123, and page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to BRIAN PERKINSON and CHRISTINE PERKINSON, husband and wife, by Warranty Deed from MICHAEL CADA AND WIFE JENNIFER CADA, of record in Instrument No. 20130709-0070611, dated 07/08/2013, and recorded on 07/09/2013, Register's Office for Davidson County, Tennessee.

This is improved property known as, 620 Hogan Rd., Nashville, TN 37220.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2017 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 1835, page 122, page 123, and page 124, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 20 day of July, 2017.

Brian Perkinson
BRIAN PERKINSON

By: Christine Perkinson, Attorney in Fact
Christine Perkinson, Attorney in Fact, of record in Instrument No. 20170725-0075108, **R.O.D.C., TN.**

Christine Perkinson
CHRISTINE PERKINSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **CHRISTINE PERKINSON**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 20th day of July, 2017.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-01-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of July, 2017, before me personally appeared **CHRISTINE PERKINSON,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **BRIAN PERKINSON**, and who acknowledged that she executed the same as the free act and deed of **BRIAN PERKINSON**.

WITNESS my hand and official seal this 20th day of July, 2017.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-01-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$429,900.00.**

Megan Witherspoon
Affiant

SWORN TO and subscribed before me on this 20th day of July, 2017.

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 11/3/2020