WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/17 16:08 2 pgs
Fees:13.00 Taxes:693.75
20170821-0085811

P-BR-17-1305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Tasra Lumpkin	First Community Mortgage, Inc.	
(NAME)	(NAME)	041-03-0A-011.00-CO
1305 Goodmorning Drive	2602 Robert E Rose Drive, Ste 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID J. PERRY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TASRA LUMPKIN, SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of Final Plat Section One, Vantage Pointe (formerly North Forty) of record in Plat at Instrument No. 20031017-0154221, 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 David J. Perry by Cash Deed of Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20120425-0035236 Register's Office for Davidson County, Tennessee, dated April 16, 2012 and recorded on April 25, 2012.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20031017-0154221;
- Covenants, Conditions and Restrictions of record in Instrument No. 20031009-0150482, as amended and restated in Instrument Nos. 20060830-0107227 and 20061002-0121913;
- HOA Charter of record in Instrument No. 20060829-0106727, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1305 Goodmorning Drive, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 18th DAY OF AUGUST, 2017.

David J. Perry

Shannon Lynn Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID J. PERRY and SHANNON LYNN PERRY, the within named bargainor, 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, this the 18th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021