THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712696** BILL GARRETT, Davidson County Trans:T20170073559 DEEDWARR Recvd: 08/23/17 15:28 2 pgs Fees:13.00 Taxes:1017.50 20170823-0086790	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV, STATE OF TENNESSEE NOTARY PUBLIC, DAVIDSON COUNTY, My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Walter Louis Nelms, III and Macy Marlin 5040 META DRIVE Nashville, TN 37211-5722	Send Tax Bills To: ~~New Owner~~ c/o WILSON BANK & TRUST 1436 W MAIN STREET LEBANON, TN 37087	Tax Information: Tax Parcel ID No. 16102016200

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, **Kelley W. Perdue and husband, Chance A. Perdue** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Walter L. Nelms III, an unmarried person, and Macy R. Marlin, an unmarried person, as joint tenants*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section Two, McMurray Place, as of record in Plat Book 5200, Page 440, as amended by Surveyor's Certificate of Correction of record in Book 6876, Page 954, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kelley W. Perdue and husband, Chance A. Perdue by Warranty Deed from Matthew Nichols and Kristin Nichols, Husband and Wife, recorded on the 29th day of May, 2012 in Instrument No. 20120529-0045820, 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 SECTION TWO, MCMURRAY PLACE, as recorded in Plat Book 5200, Page(s) 440, as amended by Surveyor's Certificate of Correction recorded in Book 6876, Page 954.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5939, Page 231.

This is improved property located at 5040 META DRIVE Nashville, TN 37211-5722.

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 22nd day of August, 2017.

Kelley W. Perdue

Kelley W. Perdue

Chance A. Perdue

Chance A. Perdue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelley W. Perdue and Chance A. Perdue, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2017.

Notary Public

My Commission Expires:

