WARRANTY DEED

G-VRES-17-940

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18 (AFFIX SEAL)

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 (S)
Amy Farris Perkins and Tanner Steven Perkins	new owner	
(NAME)	(NAME)	**118-05-0A-019.00-CO**
940 Gale Ln #121		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **MACKENZIE FAIRHEAD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY FARRIS PERKINS AND TANNER STEVEN PERKINS, WIFE AND HUSBAND,** 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 Building 5, Apartment B, St. Martin Square, now known as 12 South Towers, as shown on plat of record in Book 4460, Page 186, amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MacKenzie Fairhead, an unmarried woman by Warranty deed from Susannah C. Culbertson, unmarried of record in Instrument No. 20121105-0101429 Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded on November 05, 2012.

MacKenzie Fairhead now married. The above referenced property was investment property for the Grantor and has never been the principal marital residence.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 186, amended at Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4611, Page 682, as corrected and amended in Book 4710, Page 244, and as further amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.
- Charter of 12 South Towers Homeowners Association of record in Book 4611, Page 674, as amended in Book 4711, Page 48 and further amended in Instrument No. 20031107-as amended in Book 4711, Page 48 and further amended in Instrument No. 20031107-0163682, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4611, Page 692 and as amended and restated in Instrument No. 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
- Deed as to the Common Area of record in Book 4710, Page 602, in the Register's Office for Davidson County, Tennessee.
- Rights to all oil, gas and minerals on and /or under the subject property reserved of record in Instrument Number 20080530-0055067, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **940 Gale Ln #121, Nashville, Tennessee 37204**.

BILL GARRETT, Davidson County
Trans:T20170076850 DEEDWARR
Recvd: 09/01/17 11:13 2 pgs
Fees:13.00 Taxes:1258.00

20170901-0090109

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 29th DAY OF AUGUST, 2017.

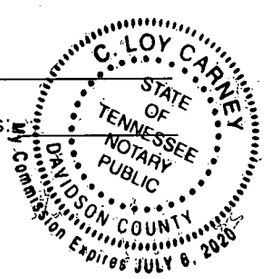
Mackenzie Fairhead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACKENZIE FAIRHEAD, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2017.

Notary Public
My Commission Expires:
(SEAL)



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