Bill Garrett Davidson County
Batch# 9719 DEEDWARR
10/09/2017 02:34:45 PM 2 pgs
Fees: $13.00 Taxes: $784.40
20171009-0103378

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179362

WARRANTY DEED

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Rebecca Ingalls
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017.

Jennifer Gentry
NOTARY PUBLIC

My commission expires: 6/9/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Case Ingalls 2122 River Overlook Dr. Hermitage, TN 37076	~~Same address as new owner~~ P.O. Box 30597 Los Angeles, CA 90030-0597 PennyMac LOAN	097 02 0A 416.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twelve Thousand and 00/100 Dollars ($212,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TAMARA MARIE PERKINS, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **REBECCA CASE INGALLS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 416 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tamara Marie Bergert, a single woman, by Warranty Deed from Beazer Homes Corp., dated 5/27/2015, recorded 6/2/2015, of record in Instrument No. 20150602-0050772, in the Register's Office for Davidson County, Tennessee.

The said Tamara Marie Bergert having since married is now known as Tamara Marie Perkins.

The address of the herein described property is believed to be 2122 River Overlook Dr., Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of September, 2017.

Tamara Marie Perkins
TAMARA MARIE PERKINS

Blake Edwin Perkins
BLAKE EDWIN PERKINS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, Tamara Marie Perkins and Blake Edwin Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of September, 2017.

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020