THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170913518

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 36739 **DEEDWARR**
12/13/2017 11:59:06 AM 2 pgs
Fees: $13.00 Taxes: $351.50

20171213-0127112

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $95,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2017.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Davis Samantha Carr 2929 Selena Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 119-14-0A-019.00 CO

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, **James C. Perkinson, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Davis Samantha Carr, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 19, on the Horizontal Property Regime for Kingswood Condominium, as recorded in the Master Deed of record in Book 6058, page 320 and as shown on the plat of record in Plat Book 5200, page 520, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JAMES C. PERKINSON, by deed from HOME SERVICE CORPORATION, of record in Book 6078, page 639, dated June 14, 1983, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 119-14-0A-019.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, page 520, said Register's Office.

Master Deed of record in Book 5552, page 732, as amended in Book 6058, page 320, said Register's Office.

Restrictive Covenants as set out in the Deed(s) of record in Book 909, page 48, Book 919, page 393, Book 919, page 628, Book 928, page 752, Book 1001, page 539, Book 946, page 252, and Book 1579, page 387, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3645, page 9, Book 3822, page 25, Book 4259, page 977, and Book 4260, page 332, said Register's Office.

Easement granted unto BellSouth Telecommunications, Inc. of record in Book 11362, page 523, said Register's Office.

This is improved property located at 2929 Selena Drive Nashville TN 37211

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 6th day of December, 2017.

James C. Perkinson

James C Perkinson by Kate Rosenthal attorney in fact

BY: Kate Rosenthal, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for James C. Perkinson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of December, 2017.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018