THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-24251

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Peratikos, Meridith Peratikos, Charles Fenner and Erin Brooks	NEW OWNER	
510 Timmons Street		103 09 0 08500
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Betty Jo Dent, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Peratikos and wife, Meridith Peratikos, with the right of survivorship, joint tenants with Charles Fenner, unmarried, and Erin Brooks, unmarried, with the right of survivorship (it is the intention of the Grantees that the two couples are joint tenants and each couple has the right of survivorship as between them),**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 54 on the Plan of Section 4, Brookside Courts Addition No. 4 of record in Plat Book 2083, Page 59, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 80 feet on the southeasterly side of Kendall Drive and runs back 249.6 feet on the northeasterly line and 233.7 feet on the southwesterly line to a dead line in the rear on which it measures 81.6 feet.

Being the same property conveyed to Robert G. Dent and wife, Betty Jo Dent by warranty deed from Lewis A. Dickinson, III and wife, Ellen E. Dickinson of record in Book 2922, page 623, Register's Office for Davidson County, Tennessee, dated 06/29/1959 and recorded on 06/29/1959.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is IMPROVED property known as **814 Kendall Drive, Nashville, TN 37209.**

Bill Garrett Davidson County
Batch# 38745 DEEDWARR
12/18/2017 11:59:35 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20171218-0128605

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 8th day of December, 2017.

Betty Jo Dent by Marilyn D Seymour Attorney-in-Fact

Betty Jo Dent by Marilyn D. Seymour, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Marilyn D. Seymour,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Betty Jo Dent** and who acknowledged that she executed the same as the free act and deed of **Betty Jo Dent.**

Witness my hand and official seal this the 8th day of December, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN