Bill Garrett Davidson County
Batch# 60637 DEEDWARR
02/21/2018 09:39:14 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180221-0016322

RECORD ~~AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810049

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2018.

NOTARY PUBLIC

My commission expires: 02/06/20

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
Adrian Flint 1715 Nassau Street Nashville, TN 37208	Same address as new owner	081 08 0 330.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($390,000.00), 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, **BRIAN PERKINS AND LAUREN E. PERKINS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ADRIAN FLINT, 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 the Southerly 17 1/2 feet of Lot No. 7 and the Northerly 15 feet of Lot No. 8 in W.S. Settle's Subdivision of Lot Nos. 249 and 277, in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 71, Register's Office for said County. Said parts of said Lot Nos. 7 and 8 front together 32 1/2 feet on the Westerly side of Nassau Street and extend back between parallel lines 155 feet to Jenkins Street.

Being the same property conveyed to Brian Perkins and Lauren E. Perkins, husband and wife, by Warranty Deed from Jeffrey Miller and wife, Julie Miller, dated 2/13/2017, recorded 2/17/2017, of record in Instrument #20170217-0016602, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Jeffrey Miller and wife, Julie Miller by deed dated 8/6/2014, of record in Instrument #20140807-0071280, said Register's Office.

The address of the herein described property is believed to be 1715 Nassau Street, Nashville, TN 37208, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # M-VRES-17-1715

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 they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 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 covenant and bind themselves, their 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 15th day of February, 2018.

BRIAN PERKINS

LAUREN E. PERKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brian Perkins and wife, Lauren E. Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of February, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires