This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3319**

Bill Garrett Davidson County
Batch# 68952 **DEEDWARR**
03/14/2018 10:07:30 AM 2 pgs
Fees: $13.00 Taxes: $3,441.00
20180314-0024038

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Phillip L. Perkins, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Scott Anderson and Susan Y. Anderson, husband and wife** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Beginning at a point in the center of Otter Creek Road, South 72 degrees 41 minutes West 40.4 feet from the southwest corner of a 0.917 acre tract of land conveyed to Forrest Rucker and wife by J.R. Rucker by Deed of record in Book 2301, page 309, Register's Office, Davidson County, Tennessee; thence with the center of said road westwardly 303 feet; thence North 21 degrees 20 minutes East 295 feet; thence North 72 degrees 40 minutes East 279.4 feet; thence South 17 degrees 20 minutes East 295 feet to the beginning, containing 2 acres, more or less.

Together with an easement for a 5 foot right of way for a water pipe with rights of egress and ingress thereto running from the eastern boundary line of the above described property to a spring located near the northerly margin of Otter Creek Road on property east of premises.

Being the same property conveyed to Phil Perkins and wife, Beth Perkins, by Warranty Deed from Louis Albert Brunsting, III and wife, Karyn Strauss Brunsting, dated 08/25/2004 and filed for record on 09/22/2004 in Instrument Number 20040922-0114318, Register's Office for Davidson County, Tennessee. Elizabeth Marie Perkins conveyed her interest to Phillip L. Perkins by Quitclaim Deed dated 12/06/2017 and filed for record on 01/02/2018 in Instrument Number 20180102-0000456, Register's Office for Davidson County, Tennessee. Beth Perkins and Elizabeth Marie Perkins are one and the same person. Phil Perkins and Phillip L. Perkins are one and the same person.

This is improved property also known as 1526 Otter Creek Road, Nashville, Tennessee, 37215.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 12th day of March, 2018.

Phillip L. Perkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip L. Perkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of March, 2018.

NOTARY PUBLIC
My Commission Expires: 12/19/2020

(SEAL) WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF CHEATHAM

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$930,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 12th day of March, 2018.

Nancy Enoch
Affiant

NOTARY PUBLIC
My commission expires: March 3, 2020

(SEAL) PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Grantee(s) Name, Address:	Send Tax Statement To:
Scott Anderson and Susan Anderson	F+M BANK
1526 Otter Creek Road	50 Franklin Street
Nashville, TN 37215	Clarksville TN 37040