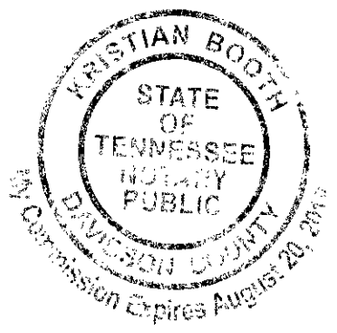
Bill Garrett Davidson County
Batch# 81990 DEEDWARR
04/17/2018 03:35:41 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20180417-0036243



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 13TH day of APRIL, 2018.

Kristen Booth
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Reginald Perry	PEOPLES HOME EQUITY INC	**16103002600**
5061 Cherrywood Drive	8351 E WALKER SPRINGS LN #200	
Nashville, TN 37211	KNOXVILLE, TN 37923	

FOR AND IN 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 ACKNOWLEDGE, WE,

BZ Capital Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reginald Perry, unmarried man

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. 23 on the plan of Whispering Hills, Section Four, of record in Book 2900, page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to BZ Capital Group, LLC, by Warranty Deed from Bobby S. Mullins and wife, Mildred C. Mullins, dated October 6, 2017, of record in Instrument No. 20171010-0103981, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bobby S. Mullins and wife, Mildred C. Mullins, by Warranty Deed from
Robert Max Willocks and wife, Neysa F. Willocks, dated April 23, 1962, of record in Book 3373, page 117,
Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 2930, page 75, said Register's Office.

Easements of record in Book 6077, page 446, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 5061 Cherrywood Drive, Nashville, TN 37211.

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 in 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.

_____ Date: 4/13/18
BZ Capital Group, LLC
By: Beth Ann Brown
Its: Authorized Member

_____ Date: _____

STATE OF TN
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BETH ANN BROWN** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Authorized Member of BZ Capital Group, LLC and that she is authorized by BZ Capital Group, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of April, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER