Bill Garrett Davidson County
Batch# 93545 DEEDWARR
05/17/2018 02:42:32 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20180517-0047438

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
~~5200 Maryland Way~~ 522 B Brandies Cr
Suite ~~202~~ 1
~~Brentwood, Tennessee 37027~~ Murfreesboro, TN 37128
File No.: TN1810320

WARRANTY DEED

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2018.

NOTARY PUBLIC

My commission expires: 8.22.21

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
Kathryn L Domingues and Joseph Adam Lemons 704 S 14th Street Nashville, TN 37206	New owner	094-01-0-235.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), 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 PERKINS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KATHRYN L DOMINGUES AND JOSEPH ADAM LEMONS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their 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 Lot No. 127 on the Map of Payne, Blakemore and Cummings' Addition, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot.

LESS AND EXCEPT that portion conveyed to The Metropolitan Government of Nashville & Davidson County as right-of-way acquisition and temporary construction easement, by Warranty Deed from Debbie O'Connor dated 5/26/2004, of record in Instrument No. 20040726-0088754, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Perkins and Lauren Perkins, husband and wife, by Warranty Deed from Michele M. Hatch and Richard T. Dickens, wife and husband, dated 11/8/2017, recorded 12/27/2017, of record in Instrument No. 20171227-0131018, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 704 S 14th Street, Nashville, TN 37206, 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.

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), their 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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of April, 2018.

Brian Perkins By [signature] Attorney-in-Fact
BRIAN PERKINS BY ERIC HENSLEY,
ATTORNEY-IN-FACT

Lauren Perkins By [signature] Attorney-in-Fact
LAUREN PERKINS BY ERIC HENSLEY,
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Eric Hensely**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Lauren Perkins by Power of Attorney granted on 04/25/18 and acknowledged that he executed the same as the free act and deed of the said Lauren Perkins.

WITNESS my hand and seal, this the 27th day of April, 2018.

[signature]
Notary Public
My commission expires: 10/3/18

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Eric Hensely**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Brian Perkins by Power of Attorney granted on 04/25/18 and acknowledged that he executed the same as the free act and deed of the said Brian Perkins.

WITNESS my hand and seal, this the 27th day of April, 2018.

[signature]
Notary Public
My commission expires: 10/3/18

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON