STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 122258 DEEDWARR
07/30/2018 11:58:14 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20180730-0074061

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2018.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-2496

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gary Perkerwicz, Sandra Perkerwicz, and Ken Perkerwicz (NAME)	CMG Mortgage, Inc. (NAME)	033-11-0-070
717 129th Avenue Northeast (STREET ADDRESS)	810 Crescent Centre Drive, 320 (STREET ADDRESS)	
Blaine, MN 55434 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Stephen Williams, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary Perkerwicz and Sandra Perkerwicz, husband and wife, and Ken Perkerwicz, an unmarried person, each a 33.3% interest as joint tenants with right of survivorship,** 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:

Described land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Primrose Acres, Section III, of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee, to which plan refeernce is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Stephen Williams, a married man by Deed dated June 29, 2018 from Fred A. Maynard, unmarried, recorded July 6, 2018, in Instrument Number 20180706-0065386, in the Official Records of Davidson County, Tennessee.

This is not the marital interest of the Grantor herein

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 71, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 3029, page 246, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 900 Hamblen Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 24th day of July, 2018.

Stephen Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2018, before me personally appeared Stephen Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 24th day of July, 2018.

Notary Signature
My commission expires: 8/7/2018

TRUDY MILLIKEN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066