2

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of August, 2018.

NOTARY PUBLIC

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 134907 DEEDWARR
08/29/2018 11:43:16 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180829-0085685

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nicholas J. Perry (NAME)	Regions Bank dba Regions Mortgage Department 2556 (NAME)	128120C054.00
1113 Woodbury Falls Court (ADDRESS)	P.O. Box 2153 (ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35287-2620	

Warranty Deed

For and in Consideration of the sum of $275,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Luke M. Balding and Tyler N. Anderton Balding,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nicholas J. Perry**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1113 on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I of record in Instrument Number 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Luke M. Balding and Tyler N. Anderton, husband and wife by deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company, of record in Instrument Number 20150121-0005802, said Register's Office.

This property is __unimproved _X_improved property known as: 1113 Woodbury Falls Court, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of August, 2018.

Luke M. Balding by Derrick Dixon his attorney-in-fact
Luke M. Balding by Derrick Dixon
his attorney-in-fact

Tyler N. Anderton Balding by Derrick Dixon her attorney-in-fact
Tyler N. Anderton Balding by Derrick Dixon
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 23rd day of August, 2018, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Derrick Dixon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Luke M. Balding, as evidenced by Power of Attorney of record in Instrument No. 20180829-0085683, Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Luke M. Balding.

Witness my hand and official seal, this the 23rd day of August, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 23rd day of August, 2018, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Derrick Dixon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tyler N. Anderton Balding, as evidenced by Power of Attorney of record in Instrument No. 20180829-0085684, Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Tyler N. Anderton Balding.

Witness my hand and official seal, this the 23rd day of August, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122