Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$306,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2018.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 140796 DEEDWARR
09/14/2018 10:14:04 AM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20180914-0091370

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Hardy	**Northpointe Bank**	**133-13-0-065.00**
538 Inwood Dr.	**3333Deposit Drive NE**	
Nashville, TN 37211	**Grand Rapids, MI 49546**	

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 ACKNOWLEDGED, WE,

Robert W. Perry, Jr. and wife, Courtney Elizabeth Perry

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

Matthew Hardy, single man

HEREINAFTER CALLED THE GRANTEE, 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(s) 102, as shown on the map entitled the Plan of Abbay Hall, Section 1, of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT W. PERRY, JR. AN UNMARRIED MAN AND COURTNEY E. ROBERTS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from STANLEY GOLDEN, of record as Instrument No. 20060905-0109248, dated August 31, 2006, said Register's Office. Being further conveyed to ROBERT W. PERRY, JR. AND WIFE, COURTNEY ELIZABETH PERRY, by Quitclaim Deed from ROBERT W. PERRY, JR. AN UNMARRIED MAN AND COURTNEY E. ROBERTS, AN UNMARRIED WOMAN, of record as Instrument No. 20061115-0141835, dated November 10, 2006, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **538 Inwood Dr., 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 Grantors do covenant with said Grantees that Grantors 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.

Witness my/our hand(s) this 13th day of September, 2018.

Robert W. Perry, Jr.

Courtney Elizabeth Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Robert W. Perry, Jr. and Courtney Elizabeth Perry**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10-5-2020

