39B

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811105

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143366 **DEEDWARR**
09/20/2018 11:29:46 AM 2 pgs
Fees: $13.00 Taxes: $2,697.30

20180920-0093290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2018

NOTARY PUBLIC

My commission expires: 3/8/22

ANGELA BOSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires MAR 8, 2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Borgman 1720 5th Avenue N Nashville, TN 37208	First Tennessee Bank 165 Madison Ave Memphis, TN 38103	081 08 0 471.00

FOR AND IN CONSIDERATION of the sum of Seven Hundred Twenty Nine Thousand and 00/100 Dollars ($729,000.00), 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, **LAUREN E. WILLIAMS, N/K/A LAUREN E. PERKINS AND BRIAN PERKINS, A/K/A BRIAN D. PERKINS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ANTHONY BORGMAN, SINGLE MAN**, hereinafter called the Grantee(s), his 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 and being Lot No. 76 on the Plan of D.T. McGavock Addition of record in Plat Book 21, Page 7, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Lauren E. Williams, n/k/a Lauren E. Perkins and Brian Perkins, a/k/a Brian D. Perkins, by warranty deed from Calvin J. Jackson and Amentheia Jackson, husband and wife, dated March 31, 2015 and recorded at Instrument No. 201504020028704, Register's Office for Davidson County, Tennessee.

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

WITNESS MY/OUR HANDS, this the 14th day of September, 2018.

LAUREN E. PERKINS

BRIAN PERKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lauren E. Perkins and Brian Perkins, 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 and seal, this the 14th day of September, 2018.

Notary Public

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19