Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
Williamson
B18-1703

STATE OF TENNESSEE
COUNTY OF Rutherford

Karen Y Johnson Davidson County
Batch# 143827 **DEEDWARR**
09/21/2018 10:34:13 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20180921-0093690

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 10, 2018

Notary Public
Commission Expires: 4-13-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Perkins and Lauren Perkins 1058 Gwynn Drive Nashville, TN 37216	New Owner	061-07-0-182

WARRANTY DEED

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,

Melissa Gay Carpenter (formerly known as Melissa G. Caruthers) and William Michael Carpenter, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Perkins and wife, Lauren Williams Perkins

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section "A" Broadmoor of record in Plat Book 547, Page 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 60.7 feet on the Southerly side of Gwynn Drive and runs back between lines 150 feet to a dead line and measures 63.2 feet thereon.

Being the same property conveyed to Allie R. Caruthers and daughter, Melissa G. Caruthers, tenants in common by Warranty deed from Joel M. Whittle of record in Book 5215, page 798, Register's Office for Davidson County, Tennessee, dated October 26, 1977 and recorded on October 28, 1977. Also, Being the same property conveyed to Melissa G. Caruthers by QuitClaim Deed from Allie R. Caruthers, and wife Marjorie G. Caruthers and Melissa G. Caruthers, Unmarried of record in Book 9175, page 219,

Register's Office for Davidson County, Tennessee, dated December 01, 1993 and recorded on December 03, 1993. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 1058 Gwynn Drive Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1058 Gwynn Drive, Nashville, TN 37216

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

William Michael Carpenter, spouse of Melissa Gay Carpenter, joins in this conveyance for the purpose of quitclaiming any and all interest, including marital interest that he may have in this property.

Dated this the August 10, 2018.

Melissa Gay Carpenter
Melissa Gay Carpenter

William Michael Carpenter
William Michael Carpenter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa Gay Carpenter and William Michael Carpenter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of August, 2018.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/31/21