THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018018

Karen Y Johnson Davidson County
Batch# 179019 DEEDWARR
12/31/2018 09:30:27 AM 2 pgs
Fees: $13.00 Taxes: $7,057.75

20181231-0126108

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,907,500.00.

Affiant

Subscribed and sworn to before me, this26th day of December, 2018.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 05, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Victor Todd Figler and Katherine W. Figler 209 Maybelle Lane Nashville TN 37205	New Owner	Tax Parcel ID No. 130 09 0 078.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Perkins and Laura Perkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Victor Todd Figler and Katherine W. Figler, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, Being Lot 1, Warner Court, Section II, as shown on Plat of record in Plat Book 2330, Page 124, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Perkins and Laura Perkins, husband and wife by Warranty Deed from I. Clifford Retief and Carla R. Retief, husband and wife, recorded on the 10th day of March, 2014 in Instrument No. 20140310-0020041, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WARNER COURT, SECTION II, as recorded in Plat Book 2330, Page(s) 124.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2701, Page 377.

This is improved property located at 209 Maybelle Lane Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of December, 2018.

Matthew Perkins

Laura Perkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Perkins and Laura Perkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of December, 2018.

Notary ~~Public~~

My Commission Expires: _____

