ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Brian Perkins and Lauren Perkins ~~1805 Woodland Street~~ 922 Lawrence Ave ~~Nashville, TN 37206~~ Nashville TN 37204	New Owners	Map and Parcel 172020a00800co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael Castellarin as Successor Trustee of the Ben Speer Living Trust, dated August 25, 2005 (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Brian Perkins and Lauren Perkins (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 58 on the Plan of Lockland Subdivision of record in Plat Book 57, page 135, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ben Speer, Trustee, of the Ben Speer Living Trust, dated August 25, 2005 by Warranty Deed from Curtiswood, LLC of record in Instrument No. 20061020-01130246, Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on October 20, 2006 and Affidavit of Scrivener's Error recorded on December 14, 2006 in Instrument No. 20061214-0154393, Register's Office for Davidson County, Tennessee. An Order to Approve Contract for Sale of Real Property was filed in the 7th Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 17P680, signed by Circuit Judge, Randy Kennedy, authorizing Michael Castellarin as Successor Trustee of the Ben Speer Living Trust date August 25, 2005.

This is improved property commonly known 1805 Woodland Street, Nashville, Tennessee 37206.

This conveyance is subject to the following:
1. Taxes for the year 2019 and subsequent years for Davidson County.
2. To all matters as disclosed on plan of record in Plat Book 57, page 135, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 219187 DEEDWARR
04/17/2019 02:22:44 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190417-0035370

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $340,000.00
(
(Affiant)
(Subscribed and sworn to before me

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-P-19-1805

(this 10th day of April, 2019.)
( )
(Notary Public)
(My Commission Expires: 1/3/23)

STACEY BENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, it's successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of April, 2019.

BEN SPEER LIVING TRUST, DATGED AUGUST 25, 2005

BY: _____ Successor Trustee
MICHAEL CASTELLARIN, SUCCESSOR TRUSTEE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 10th day of April, in the year 2019, before me the undersigned, personally appeared Michael Castellarin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the Successor Trustee of the Ben Speer Living Trust, dated August 25, 2005, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said Successor Trustee for the purpose therein contained as Successor Trustee.

My Commission Expires: 11-26-22 Notary Public

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY