WARRANTY DEED

Karen Johnson Davidson County
Batch# 238832 DEEDWARR
06/05/2019 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20190605-0053524

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$505,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: ALW-19-4400-A

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS DAVID PERKERSON and MINDY REED	Broker Solutions, Inc. dba New American Funding	PART OF 091-12-0-095.00
(NAME)	(NAME)	
4400 A GEORGIA AVENUE	14511 Myford Rd, Suite 100	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Tustin CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MUSTARD SEED LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THOMAS DAVID PERKERSON AND MINDY REED, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 301 of Block 40, on the Map of Plan No. 1, West Nashville, Tennessee, as of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description..

Being part of the same property conveyed by Warranty Deed from the Ferguson Revocable Living Trust to Mustard Seed Living, LLC, executed March 29, 2018, as recorded on the 4th day of April, 2018, in Instrument No. 20180404-0031740, in the Register's Office of Davidson County, Tennessee. Further being a portion of the same property conveyed by Quitclaim Deed for Separation of Tax Parcels from Mustard Seed Living, LLC, a Tennessee limited liability company to Mustard Seed Living, LLC, a Tennessee limited liability company, executed June 14, 2018, as recorded on the 15th day of June, 2018, in Instrument No. 20180615-0057828, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4400 A GEORGIA AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

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 do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of May, 2019.

MUSTARD SEED LIVING, LLC

BY: DAJUANA TORAN

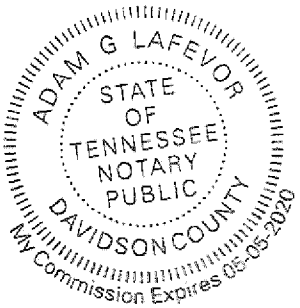
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of May, 2019, before me personally appeared DAJUANA TORAN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of MUSTARD SEED LIVING, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of May, 2019.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)