THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June 2019 Notary Public MY COMMISSION EXPIRES: 4-13-22 (AFFIX SEAL)
Record and Return To: Limestone Title & Escrow, LLC 580 Franklin Road Suite 203 Franklin, TN 37069	

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perkins Management, LLC	Perkins Management	
3300 Lealand Lane	1720 5th Ave. N.	118-09-0-115.00
Nashville, TN 37204	Nashville TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Meghan Scanlon Roach, Trustee of the Revocable Trust of Francis J. Scanlon U/A dated April 13, 2017**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Perkins Management, LLC, a Tennessee limited liability company**

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 part of the westerly part of Lot No. 1 on the Map of Lots Nos. 1 to 9 inclusive on the plan of the Resubdivision of Lots Nos. 12 and 13 of Noelton, not of record and described according to a survey made by S. R. Sanford, Jr., October 30, 1947 and John Kohl & Company on July 20, 1978, as follows:

BEGINNING at the southeast intersection of Battlefield Drive and Lealand Lane formerly 10th Avenue South; thence with the margin of Lealand Lane, southerly around a slight curve, 100 feet to an Iron pin at the corner of Lots Nos. 1 and 2; thence with the line between said lots, easterly 220 feet 9 inches to a stake; thence northerly 97 feet 7 inches to the southerly margin of Battlefield Drive at an iron pin; thence with the margin of the same, westerly 222 feet 8 inches to the point of beginning.

Being the same property conveyed to Francis J. Scanlon and wife, Pauline Scanlon by Warranty deed from Jack E. Seaman and wife, Nancy H. Seaman of record in Book 5323, page 974, Register's Office for Davidson County, Tennessee, dated August 4, 1978 and recorded on August 11, 1978. Pauline Scanlon having since died on October 31, 2013.

Being a part of the same property conveyed to Meghan Scanlon Roach, Trustee of the Revocable Trust of Francis J. Scanlon U/A dated April 13, 2017 by Quitclaim deed from Francis J. Scanlon of record in Instrument No. 20170419-0038147 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 19, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Karen Johnson Davidson County
Batch# 254050 DEEDWARR
07/09/2019 11:07:05 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20190709-0066699

This is () UNIMPROVED

(X) IMPROVED property known as **3300 Lealand Lane, Nashville, TN 37204.**

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 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 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 hand this the 20 day of June, 2019.

Meghan Scanlon Roach, Trustee by Luke Kellum agent and attorney in fact

Meghan Scanlon Roach, Trustee of the Revocable Trust of Francis J. Scanlon U/A dated April 13, 2017
by Luke Kellum, Agent and Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luke Kellum** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Meghan Scanlon Roach, Trustee of the Revocable Trust of Francis J. Scanlon U/A dated April 13, 2017**, as her Agent and Attorney in Fact, as the free act and deed of the within named **Meghan Scanlon Roach, Trustee**.

Witness my hand and official seal this the 20 day of June, 2019.

My Commission expires 3/28/22

Kim Murray
Notary Public

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY