WARRANTY DEED

Karen Johnson Davidson County
Batch# 297279 DEEDWARR
10/07/2019 12:34:42 PM 2 pgs
Fees: $13.00 Taxes: $1,084.10
20191007-0102546

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-KW-19-5617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William G. Banks	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**16014000700**
5617 Kristin Lane	**761 Old Hickory Blvd., Suite 400**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(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 consideration, the receipt of which is hereby acknowledged, **RICHARD PAUL PERUTELLI, MARRIED AND JEFFREY WARREN PERUTELLI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM G. BANKS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 7 on the Plan of Brenthurst, of record in Book 5200, Page 492, Register's Office for said County.

Said Lot No. 7 fronts 65.00 feet on the Westerly margin of Kristin Lane and extends back 93.35 feet on the Northerly line and 94.46 feet on the Southerly line to a dead line in the rear, measuring 65.01 feet thereon.

Being the same property conveyed to Marion B. Perutelli, unmarried by deed from Belle Meade Builders, Inc. of record in Book 6141, page 123, Register's Office for Davidson County, Tennessee, dated September 19, 1983 and recorded on September 21, 1983.

The said Marion B. Perutelli died intestate on October 11, 2009. Title vested at death in Richard Paul Perutelli and Jeffrey Warren Perutelli as the only surviving legal heirs at law, as evidenced by affidavits of heirship recorded simultaneously herewith. #20191007-0102544 & #20191007-0102545

The subject property was not the marital residence of either of the grantors.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page 492, Register's Office for Davidson County, Tennessee.
- Easement and Dedication of Easement for Public Street Right of Way of record in Instrument Number 20100426-0031493, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6897, Page 861, in the Register's Office for Davidson County, Tennessee.
- Maintenance Agreement of record in Book 6668, Page 471, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5617 Kristin Lane, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 3rd DAY OF OCTOBER, 2019.

Richard Paul Perutelli

Jeffrey Warren Perutelli
by Richard Paul Perutelli as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD PAUL PERUTELLI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD PAUL PERUTELLI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY WARREN PERUTELLI, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 3rd of October, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212