Karen Johnson Davidson County
Batch# 356961 DEEDWARR
02/12/2020 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $8,510.00
20200212-0015938

35298

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35298-01-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00. Affiant Subscribed and sworn to before me this 10th day of February, 2020. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2022

WARRANTY DEED

Address New Owner: Stuart S. Southard, Trustee Lisa Patton Southard, Trustee 1901 Edenbridge Way Nashville, TN 37215	Send Tax Bills To: Stuart S. Southard, Trustee Lisa Patton Southard, Trustee 1901 Edenbridge Way Nashville, TN 37215	Tax Information: Map and Parcel No.: 116 10 0 102 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, Craig Perry and Sara G. Perry, husband and wife ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Stuart S. Southard and Lisa Patton Southard, Trustees of the Southard Property Trust u/a dated December 19th, 2014 ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Clarendon Avenue, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successor and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of February, 2020.

Craig Perry

Sara G. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig Perry and Sara G. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Nashville, Davidson County, Tennessee, being Lot 15 and part of Lot 12 on the Map of Bransford Realty Company's Berkeley Hills Subdivision of record in Plat Book 547, pages 57 and 58, Registers's Office for Davidson County, Tennessee, and described according to a property survey by John Kohl and Company dated August 19, 1998, Patrick S. Coode, Tennessee License No. 855, as follows:

Beginning in the north right of way of Cornwall Avenue at the corner of Lots 14 and 15; thence along said right of way N 63 deg. 34 min. 43 sec. W, 100.89 feet to the beginning of a curve; thence along a curve to the right, having a radius of 50 feet, a distance of 81.60 feet to the easterly right of way of Clarendon Avenue; thence with said Clarendon Avenue N 29 deg. 55 min. 55 sec. E, 85.31 feet; thence along a curve to the right, having a radius of 172.22 feet, a distance of 92.65 feet; thence leaving said Clarendon Avenue S 57 deg. 15 min. 00 sec. E, 121.14 feet to an iron pipe at the corner of Lots 14 and 15; thence along the line of Lots 14 and 15 S 27 deg. 38 min. 42 sec. W, 211.50 feet to the point of beginning and containing 0.72 acres, more or less.

Being the same property conveyed to Craig Perry and Sara G. Perry, husband and wife, by deed dated January 19, 2016 from Marc P. Dennis and wife, Kennon K. Dennis of record as Instrument No. 20160120-0005587, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 116 10 0 102 00.
2. Belle Meade City taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No.: 116 10 0 102 00.
3. All matters appearing on the Plan of record as Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

