Karen Johnson Davidson County
Batch# 415396 DEEDWARR
06/16/2020 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200616-0061772

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2020.

Notary Public

My commission expires: 11.20.23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph Aarts Zweng **Whitney Kate Jones**	First Community Mrtg, Inc.	**Map 155-03-0-D Parcel 056-00co**
108 Cold Stream Court	275 Robert Rose Drive	
Nashville, TN 37221	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael D. Perkins and Courtney K. Perkins, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Aarts Zweng and Whitney Kate Jones

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 Lot No. 56, on the Plan of Allens Green, Section 1, of record in Plat Book 7900, Page 632, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael D. Perkins and Courtney K. Perkins, husband and wife, by Deed dated February 19, 2014 from Barbara Ambrose, married, of record in Instrument No. 20140220-0014559, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 7900, Page 632, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Drainage Easement to the Metropolitan Government of record in Book 8278, Page 236, Register's Office for Davidson County, Tennessee. (3) Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 884, Register's Office for Davidson County, Tennessee. (4) Stormwater Detention Agreement of record in Book 9278, Page 36, Register's Office for Davidson County, Tennessee. (5) Conveyance of Open Space to Allens Green Homeowners Association of record in Book 11411, Page 193, Register's Office for Davidson County, Tennessee. (6) Declaration of Covenants, Conditions and Restrictions, Liens and Reservation of Easements of Allen Green Homeowner's Association, of record in Book 9231, Page 789, Register's Office for Davidson County, Tennessee. (7) By-Laws of Allens Green Homeowners' Association, Inc. of record in Book 9231, Page 816 and amended in Instrument No. 20180907-0088629, Register's Office for Davidson County, Tennessee. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **108 Cold Stream Court, Nashville, TN 37221**

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 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/our hand(s) this **5th** day of **June, 2020.**

Michael D Perkins

Michael D. Perkins

Courtney K. Perkins

Courtney K. Perkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael D. Perkins and Courtney K. Perkins,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **5th** day of **June, 2020.**

Colleen Walters

Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY