Karen Johnson Davidson County
Batch# 455149 DEEDWARR
08/12/2020 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,368.82
20200812-0089830

# 35593

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 35593-07-2020** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $369,950.00.<br>Affiant<br>Subscribed and sworn to before me this 3rd day of August, 2020.<br>Notary Public<br>My Commission Expires: |

JENNIFER M. CLAYTON STATE OF TENNESSEE NOTARY PUBLIC FAYETTE COUNTY, TN

## WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Amanda Elizabeth Wolfe<br>David M. Callis<br>940 Gale Lane #121<br>Nashville, TN 37204-3096 | **Send Tax Bills To:**<br>Churchill Mortgage Corp.<br>1749 Mallory Lane, Ste 100<br>Brentwood, TN 37027 | **Tax Information:**<br>Map and Parcel No.:<br>118050A01900CO |

**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, **Amy Farris Perkins and Tanner Steven Perkins, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amanda Elizabeth Wolfe and David M. Callis, wife and husband** ("Grantees"), their heirs 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 940 Gale Lane#121, Nashville, TN 37204-3096.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs 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 heirs 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**, Grantors have executed this instrument on the 3rd day of August, 2020.

Amy Farris Perkins

Tanner Steven Perkins

STATE OF Tennessee

COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Farris Perkins and Tanner Steven Perkins, 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 3rd day of August, 2020.

Notary Public

My Commission Expires: 03-06-2021

<<<NOTARY SEAL>>>

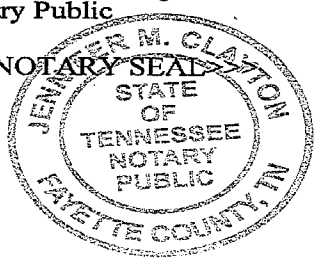


EXHIBIT "A"

Land in Davidson County, Tennessee, being Building 5, Unit B as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development, of record in Plat Book 4460, Page 186, amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Amy Farris Perkins and Tanner Steven Perkins, wife and husband, by deed dated August 29, 2017 from Mackenzie Fairhead, married, of record in Instrument No. 20170901-0090109, 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, which have been prorated and assumed by Grantees.
2. Declaration of Covenants, Conditions and Restrictions for St. Martin Square of record in Book 4611, Page 682, amended in Book 4710, Page 244, and Instrument No. 20031107-0163683 (to change the development name to 12 South Towers), Register's Office for Davidson County, Tennessee.
3. By-Laws of St. Martin Square Association, of record in Book 4611, Page 692, amended in Instrument No. 19991230-0308948, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to St. Martin Square Association of record in Book 4710, Page 602, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3934, Page 203 and Book 3943, Page 932, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4460, Page 186, amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.
7. Restrictions of record in Instrument No. 20060501-0049653, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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:

