Davidson County DEEDWARR
Recvd: 07/18/01 10:58 2pgs
Fees:13.00 Taxes:517.63

20010718-0076113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

James R. Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 JULY, 2001.

Louise M. Rogers
Notary Public

MY COMMISSION EXPIRES: 7/1/02

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Perry	Franklin American Mortgage Company	Map 85-7, Parcel 64
3124 Stafford Drive	501 Corporate Center Drive, St. 400	3DZ 64630
Nashville, Tennessee 37214	Franklin, Tennessee 37067	
(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, **JEAN-CLAUDE A. DAVET AND WIFE, JILL J. DAVET**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. PERRY AND WIFE, MINKA C. PERRY** , 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:

Being Lot 199 on the plan of Stanford Country Club Estates, Section IV, as of record in Plat Book 2900, Pages 83 & 84, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jean-Claude A. Davet and wife, Jill J. Davet by deed from Jessie M. Cruise of record in Book 11030, Page 584, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to restrictions of record in Book 3066, Page 219, said Register's Office.
This conveyance is subject to easement for sanitary sewers and/or storm drainage of record in Book 5180, Page 934, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 3124 Stafford Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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/our hand(s) this July 12, 2001.

Jean-Claude A. Davet

Jill J. Davet

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jean-Claude A. Davet and wife, Jill J. Davet, the bargainor(s), 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 at office, this July 12, 2001

Commission expires: 4/1/2002

LOUISE H. TYNES NOTARY PUBLIC LARGE WILSON CO. TENN.

Notary Public