WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/01 09:04 2pgs
Fees:13.00 Taxes:295.63

20011005-0108394

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Brian Charles Perez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Charles Perez	Firstar Home Mortgage	87
(NAME) 4545 &4547 Brook Valley Drive	(NAME) P.O. Box 7298	Group 9
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Springfield Ohio 45501-7298	Parcel 14
(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,

Sara Gerulis and Husband, Corey Gerulis ,

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

Brian Charles Perez and Pamela Sue Perez, Husband and Wife ,

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 No. 177 on the Plan of Section 8, Valley Grove, as of record in Plat Book 5200, Page 606, 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 Sara Felmlee by deed from John C. Weicher, Action Secretary of HUD of record in Deed Book 8833, page 188, Register's Office for said County.

The said Sara Felmlee having since married is now known as Sara Gerulis and is joined in this conveyance by her husband Core Gerulis.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6139, page 443, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4545 &4547 Brook Valley Drive, Hermitage, TN 37076

(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 and 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 28th day of September, 2001.

Sara Gerulis Corey Gerulis Atty in Fact

Corey Gerulis

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Corey Gerulis the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/28/2001

My Commission Expire: 3/23/02

NOTARY PUBLIC TRACEY TRUMPOUR

STATE OF Tennessee
COUNTY OF Wilson

On this the 9/28/2001, before me personally appeared Corey Gerulis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sara Gerulis, and who acknowledged that he executed the same as the free act and deed of the said Sara Gerulis by virtue of that Power of Attorney, duly executed by the said Sara Gerulis and appearing of record in Instrument Number 20011005-0108393, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 9/28/2001

My Commission Expires: 3/23/02

Notary Public

NOTARY PUBLIC TRACEY TRUMPOUR

File Number2108462

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122