Davidson County DEEDWARR
Recvd: 12/04/01 16:58 3pgs
Fees:18.00 Taxes:621.60
20011204-0133382

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE )
COUNTY OF Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of November, 2001.

Notary Public
My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

## WARRANTY DEED

**ADDRESS OF NEW OWNER(S):**
Matson H. Sanderson et al
144 Jefferson Square
Nashville, TN 37215

**SEND TAX BILLS TO:**
NEW OWNER

**MAP-PARCEL NUMBERS:**
131-05-0-A-144.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE E. PERRY and wife, CYNTHIA PERRY and JEREMIE PERRY and wife, LAURA BENNETT,*** hereinafter referred to as Grantor, hereby transfers and conveys to **MATSON H. SANDERSON and KIMBERLY E. DOWLAND**, both unmarried persons, hereinafter referred to as Grantee, his 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 Unit 144 on the Plan of Section One Jefferson Square Townhouses of record in Plat Book 4675, Page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime established by Master Deed of record in Book 4731, Page 332, amended in Book 5826, Page 693 and Book 8550, Page 3, said Register's Office.**

**BEING the same property conveyed to Jesse E. Perry and wife, Cynthia Perry by deed from Williard E. Winkenhoer and wife, Darlene B. Winkenhofer in Book 10478, Page 928, Register's Office for Davidson County, Tennessee. Also being the same property, and being part of the property conveyed above, to Jeremie Perry by deed of record in Book 11277, Page 517 and Book 11491, Page 918, said Register's Office.**

**THIS conveyance is made subject to: (1) Restrictions of record in Book 4731, Page 332, Book 5826, Page 693, Book 8550, Page 3; (2) By-Laws of record in Book 4731, Page 341, Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249, Book 10355, Page 306; (3) Charter of record in Book 8485, Page 642, Book 8556, Page 701: and (4) All matters appearing on the Plan of record in Plat Book 4675, Page 12, said Register's Office.**

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as: **144 Jefferson Square, Nashville, TN 37215.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 27th day of Nov., 2001.

Jesse E. Perry by H. Anthony Duncan Atty-in-fact
JESSE E. PERRY

Cynthia Perry by H. Anthony Duncan Atty-in-fact
CYNTHIA PERRY

Jeremie Perry by H. Anthony Duncan Atty-in-fact
JEREMIE PERRY

Laura Bennett by H. Anthony Duncan Atty-in-fact
LAURA BENNETT*

***LAURA BENNETT joins in this conveyance to grant and/or convey any and all interest she may have in said property by virtue of her marriage to JEREMIE PERRY.**

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, H. Anthony Duncan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker (or a constituent of the maker) and is authorized by the maker (or by their constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker. The maker being Jesse E. Perry.

Witness my hand this 27 day of November, 2001.

Kristy E. Stewart
Notary Public

KRISTY E. STEWART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/24/04

Commission Expires JULY 24, 2004

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, H. Anthony Duncan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker. The maker being Cynthia Perry.

Witness my hand this 27 day of November, 2001.

Kristy E. Stewart
Notary Public

KRISTY E. STEWART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/24/04

Commission Expires JULY 24, 2004

STATE OF TENNESSEE )
COUNTY OF Williamson )

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Witness my hand this 27 day of November, 2001.

Kristy E. Stewart
Notary Public

KRISTY E. STEWART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/24/04

Commission Expires JULY 24, 2004

STATE OF TENNESSEE )
COUNTY OF Williamson )

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Witness my hand this 27 day of November, 2003.

Kristy E Stewart
Notary Public

My Commission Expires: 7/24/04

KRISTY E. STEWART
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
Commission Expires JULY 24, 2004