WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2005.

Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

MY COMMISSION EXPIRES:

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Davidson County DEEDWARR
Recvd: 07/13/05 11:05 2 pg:
Fees:13.00 Taxes:697.45

20050713-0081090

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 3

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas E. Perry	SAME	Map 172-15-A
(NAME)	(NAME)	
2704 Campa Circle		Parcel 264.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **KEITH A. HATTON AND WIFE, KATHY T. HATTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS E. PERRY AND WIFE, DEBORAH L. 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:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Holt Woods, Section Thirteen, of record in Plat Book 9700, Pages 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith A. Hatton and wife, Kathy T. Hatton by deed from Claridge Builders Co., LLC, dated August 31, 1998, of record in Book 11094, page 448, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, pages 598 and 599, said Register's Office; (c) restrictive covenants of record in Book 9570, page 22, Book 10800, page 575, and Book 11096, page 143, said Register's Office; (d) ByLaws of record in Book 9570, page 13, said Register's Office, (e) Charter of record in Book 9570, page 5, said Register's Office; and (f) Utility easement of record in Book 10316, page 585, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2704 Campa Circle, Nashville, TN 37211

(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 our hands this 11th day of July, 2005.

Keith A. Hatton

Kathy T. Hatton

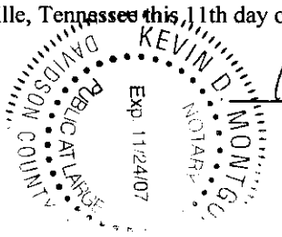
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith A. Hatton and wife, Kathy T. Hatton , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of July, 2005.

Commission expires:



Notary Public