Return to: First Title and Escrow Company, Inc.
File Number 25033 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/06 14:09 2 pg
Fees:13.00 Taxes:851.00

20060209-0016299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

Notary Public Christina M. Read

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires November 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Toth	Regions Mortgage	**Map 131-06-0-G**
(NAME) **704 Arkland Place**	(NAME) 810 Crecent Ctr. Dr. #300	**Parcel 704.00 CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Nashville, 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, **GERALD PERRY*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA TOTH,**** 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:

*unmarried
**unmarried

Land in Davidson County, Tennessee, being Unit 704, of Burton Hills, Village of Ashlawn, a Condominium created under Title 66, Chapter 27, Sections 101, et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C, of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, A Condominium, as set forth in Exhibit B, of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Gerald Perry and wife, Kathleen Perry by Warranty Deed from Nell K. Tolson and Jack S. Schneider, husband and wife of record in Instrument No. 20021209-0151810, Register's Office for Davidson County, Tennessee. The said Kathleen Perry having since passed away, leaving Gerald Perry as surviving tenant by the entirety.

Being the same property conveyed to Gerald Perry and wife, Kathleen Perry by deed from Nell K. Tolson and Jack S. Schneider, husband and wife, of record as Instrument No. 20021209-0151810, Register's Office for Davidson County, Tennessee. The said Kathleen Perry passed away on July 18, 2005, leaving Gerald Perry as surviving tenant by the entirety.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 978, said Register's Office; (c) Restrictive covenants contained in Book 6517, page 522, as amended in Book 6778, page 536 and Book 6911, page 120, said Register's Office; (d) Charter of record in Book 7154, page 239 and Book 6517, page 505, Book 6921, page 216, Book 6517, page 511, as amended in Book 6921, page 214, Book 6665, page 1, as amended in book 6921, page 210, said Register's Office; and (e) Master Deed and By-Laws of record in Book 7076, page 696, as amended in Book 7308, page 859, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 704 Arkland Place, Nashville, TN 37215

(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 hand this 31st day of January, 2006.

Gerald Perry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Gerald Perry the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2006.

Commission expires:



Robert L. Scruggs Notary Public