File No. 260300138

WARRANTY DEED

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

STATE OF TENNESSEE
COUNTY OF WILLAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-25-10

(AFFIX SEAL)

My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Vital	Mark Vital New Owner	Map 165, Group 13A, Parcel 168.00
(NAME)	(NAME)	
4017 Pepperwood Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/14/06 11:08 2 pgs
Fees:13.00 Taxes:500.61

20060314-0029178

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Adam Perry and wife, Melissa Perry, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Vital and wife, ~~Mariam~~ *Miriam Vital, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 420 on the Plan of Peppertree Forest, Section 9, as shown by plat of record in Plat Book 7900, Page 760, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adam Perry, married, by Deed from Juan Simon Olivera and wife, Elena Olivera, dated February 22, 2002, filed for record on March 6, 2002, in Instrument Number 200203060028322, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4017 Pepperwood Drive, Antioch, TN 37013
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 10th day of March, 2006.

Adam Perry

Melissa Perry

STATE OF TENNESSEE

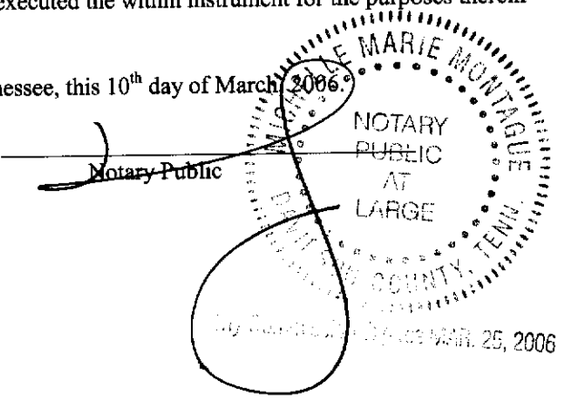
COUNTY OF WILLAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Adam Perry and wife, Melissa Perry, 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 Brentwood, Tennessee, this 10th day of March, 2006.

My Commission Expires: 3-25-10

Notary Public



File Number: 260300138

RETURN TO:

Cumberland Title

216 Centerview Drive, Suite 139

Brentwood, TN 37027