WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/06 11:34 2 pgs
Fees:13.00 Taxes:429.20

20060523-0060437

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-27-09

(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale R. Parry	SunTrust Mortgage, Inc.	104-11F-208
(NAME)	(NAME)	
2124 Fairfax Avenue, Unit 208	201 4th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37219	
(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,

Karu Jayathilake, married and Geshan Alwis, married

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

Dale R. Parry and wife, Vicki Parry,

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 the Nineteenth Civil District (19th) of Davidson County, Tennessee, being Unit No. 208 of The Cloisters, a horizontal property regime established by the Master Deed of record in Book 6317, page 688, as amended in Book 6533, page 580, Register's Office for Davidson County, Tennessee, and as shown by a map of record in Book 6317, page 735, said Register's Office.

Being the same property conveyed to Karu Jayathilake and Geshan Alwis by deed from Averi Outland, unmarried, dated April 7, 2006, of record in Instrument Number 20060411-0041415, Register's Office for Davidson County, Tennessee.

Upon oath, Karu Jayathilake and Geshan Alwis, hereby warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statute.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2124 Fairfax Avenue Apartment #208, Nashville, TN 37212

(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 18th day of May, 2006.

Karu Jayathilake

Geshan Alwis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 18th day of May, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Karu Jayathilake, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of May, 2006.

Commission expires: 6/21/2008

Leila F Schmeisser

Notary Public

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 18th day of May, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Geshan Alwis, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of May, 2006.

Commission expires: 6/21/2008

Leila F Schmeisser

Notary Public

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN