This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2205**

Davidson County DEEDWARR
Recvd: 05/30/06 12:10 2 pgs
Fees:13.00 Taxes:331.15
20060530-0063054

WARRANTY DEED

THIS INDENTURE, made and entered into this **May 25, 2006** ,by and between **Silpa Patel Perry and husband Mike Perry**, parties of the first part, and **David T. Hartley and Catherine D. Hartley, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 76-A, MEADOWS OF TULIP GROVE, SECTION 1, ZONE LOT DIVISION OF LOT NOS. 1, 2, 3 AND 74 THROUGH 82, as shown on plat of record in Plat Book 5200, Page 612, amended in Book 6231, Page 154 and Book 6250, Page 304, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Patricia Crowley, an unmarried woman to Silpa B. Patel, unmarried as recorded on the 6th day of August, 2004 in Instrument No. 20040806-0095333 and Warranty Deed from David W. Spence and wife, Jennifer Spence to Patricia Crowley, an unmarried person as recorded on the 2nd day of March, 2001 in Instrument No. 20010302-0019738 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by 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.

Parcel ID # **75-11 126.00**
☒ Improved OR
☐ Unimproved property located at: **693 Mercer Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Silpa Patel Perry

Mike Perry

STATE OF **Tennessee**
COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Silpa Patel Perry and Mike Perry** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of May, 2006.

Brenda R. Lehman
Notary Public
Williamson County, Tennessee
My Commission Expires

Notary Public

My Commission Expires: 3/10/07

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Owner's Name: **David T. Hartley and Catherine D. Hartley**

and Address: **693 Mercer Drive, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Sebring Capital Partners, LP
4000 International Parkway
Carrollton, TX 75007

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$89,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

David T. Hartley
Affiant

Subscribed and sworn to before me this **5/25/2006.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

