File No. 260500244

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/06 16:24 2 pgs
Fees:13.00 Taxes:628.63
20060601-0064722

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Courtney Davidson
Affiant

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

Carolyn A James
Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~ 11/22/08

(AFFIX SEAL)

CAROLYN A JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg G. Perry	ABN AMRO Mortgage	Map 119-04-0 Parcel 054.00
(NAME) 299 Lawndale Drive	(NAME) 2600 W. Big Beaver Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Susan R Formosa, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greg G. Perry and Jana M. Perry, husband and wife,,** 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 all of Lot No. 48, on the Plan of Plan of Glencliff Estates, Section Four, as shown by plat appearing of record in Plat Book 1835, Page 79, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Said Lot No. 48 fronts 108 feet on the northeasterly side of Lawndale Drive and runs back 221.2 feet on the northwesterly line and 133 feet measuring 140 feet thereof.

Being the same property conveyed to Susan R. Formosa by Warranty Deed dated March 28, 1983 of record in Book 6027, Page 806, Register's Office for Davidson County, Tennessee.

This property subject to: Easement for Gas line of Record in Book 6069, page 429, said Register's Office; Subject to any and all matters of Record in Plat Book 1835, page 79; all in the 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 299 Lawndale Drive, Nashville, TN 37217
(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 I am 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 I do further covenant and bind myself, my 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/our hand(s) this 31st day of May, 2006.

Susan R Formosa

Susan R. Formosa

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan R Formosa, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of May, 2006.

Commission expires: ~~June 22, 2009~~ 1-20-09

Lauren M Rickels

~~Linda V Jones~~ Notary Public

(seal)

Lauren M Rickels
State of Tennessee Notary Public
Williamson County

File Number: 260500244

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122