WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.
(AFFIX SEAL)

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2008

Davidson County DEEDWARR
Recvd: 07/07/06 15:52 2 pgs
Fees:13.00 Taxes:427.35
20060707-0082031

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Hendrick	Amanda Hendrick	163050B17800CO
(NAME) 5170 Hickory Hollow Parkway Unit 177	(NAME) 5170 Hickory Hollow Parkway Unit 177	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, David B. Perry and Sara Perry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Will Mitchell and Amanda Hendrick, a single person, 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. 143, ON THE PLAN OF MASTER DEED LOT LAYOUT (PRIVATE ELEMENT), PHASE IV, MILL PARK (FORMERLY HICKORY HOLLOW TOWNHOMES), AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20031117-0167241, OF THE REGISTER'S OFFICE OF DAVISON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DAVID B. PERRY, AN UNMARRIED MAN AND SARA C. STEWART, AN UNMARRIED WOMAN BY WARRANTY DEED FROM GREENVALE CONSTRUCTION, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 8TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041108-0134286 RE-RECORDED IN INSTRUMENT NO. 20050114-0005293, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway Condominium 177, 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 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 30th day of June, 2006.

David B. Perry

Sara C. Stewart-Perry

NOTARY AFFIDAVIT

State of TENNESSEE, County of WILLIAMSON }SS:

On JUNE 30, 2006 before me, the Undersigned, a Notary

Public in and for said state, personally appeared DAVID B. PERRY AND SARA C. STEWART-PERRY

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

Printed name: Andrew P. GRISHAM

My commission expires: 5-14-08

(seal)

ANDREW P. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY