WARRANTY DEED

JANE GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/30/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/29/06 11:11 2 pgs
Fees:13.00 Taxes:488.03

20060929-0120675

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Allen Jackson	Same as new owner	53-9-96.00
(NAME)	(NAME)	
903 Tamarack North		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Erik M. Perry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky A Jackson, 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 Lot No. 58-B, on the Plan of Kimbolton, Phase II, as shown on plat of record in Plat Book 6900, page 899, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Erik M. Perry, a single person, by deed from John S. Wilson and wife, Karen D. Wilson, of record as Book 10875, page 820, said Register's Office.

This conveyance is subject to the following: 2006 property taxes, a lien, but not yet due and payable; Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 655, Book 7464, page 969, Book 7470, page 126, Book 7799, page 50, Book 7577, page 553 and Book 6900, page 899, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 903 Tamarack North, Madison, TN 37115

(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 my hand this 19th day of September, 2006.

Erik M. Perry

By: _____, attorney in fact
Erik M. Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul. F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Erik M. Perry, as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Erik M. Perry.

Witness my hand and official seal at Office, this 19th day of September, 2006

Notary Public

My Commission Expires: 9/19/09

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

Record + return to:
Bosch Title, LLC
1800 Galleria Blvd.
Suite 1390
Franklin, TN 37067