WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/06 10:23 2 pgs
Fees:13.00 Taxes:671.55
20061130-0147727

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00

Georgette R. Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2006.

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rob F. Colburn and wife, Jennifer L. Colburn	First Liberty Financial Group, LLC	Map 64
(NAME) 789 Sweetwater Circle	(NAME) 9931 Corporate Campus Dr., Ste. 1500	Group 15-O-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Louisville, KY 40223	Parcel 54-CO
(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, **Charles R. Perry and wife, Sonya M. Perry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rob F. Colburn and wife, Jennifer L. Colburn**, 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:

Being Lot No. 30 on the Plan of Plantation Walk, Section Two, as shown of record in Plat Book 7900, Page 858, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles R. Perry and wife, Sonya M. Perry by Deed frpm Beazer Homes Corp., DBA Phillips Builders, Inc., filed for record 05/28/96 in Record Book 10062, Page 788, Register's Office for Davidson County, Tennessee.

Taxes for 2006, and subsequent years, which are a lien not yet due and payable.
2006 county taxes are due $1,490.76.
Map 64 / Group 15-O-A / Parcel 54-CO.

Subject to all matters as shown on plat of record in Plat Book 7900, Page 858, Register's Office of Davidson County, Tennessee.

Subject to PUD Boundary as shown of record in Book 7900, Page 625, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement as shown of record in Book 9356, Page 959, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 9315, Page 723, Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer and Storm Drain Easement as shown of record in Book 11125, Page 430, Register's Office of Davidson County, Tennessee.

Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in DCCR's / Master Deed.

Subject to restrictions as shown of record in Book 9231, Page 719, Book 9432, Page 449, and Book 9547, Page 904, Register's Office of Davidson County, Tennessee.

Subject to any Homeowners Association Dues that may be assessed.

unimproved ☐

This is improved ☒ property, known as 789 Sweetwater Circle, Old Hickory, TN 37138

(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 27 day of November, 2006.

Charles R. Perry

Sonya M. Perry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Charles R. Perry and wife, Sonya M. Perry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 27 day of November, 2006.

Commission expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public