Davidson County DEEDWARR
Recvd: 06/13/07 09:41 2 pgs
Fees:13.00 Taxes:99.90

20070613-0070708

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Jorge deLeon
Affiant

Subscribed and sworn to before me, this 11th DAY OF June, 2007.

Notary Public

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

G-CBB-07-370

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge DeLeon	Jorge DeLeon	
370 Wallace Road, Unit B-20 (ADDRESS)	(NAME) 370 Wallace Road, Unit B-20	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(ADDRESS) Nashville, TN 37211 (CITY) (STATE) (ZIP)	147-3-B-148 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDY L. PERRY AND WIFE, MARGARET N. PERRY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JORGE DELEON AND WIFE, IVETTE CHAMORRO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B-20 OF SOUTHERN HILLS CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27. SECTION 101, ET SEQ., AS AMENDED. TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6594, PAGE 502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF SOUTHERN HILLS CONDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO RANDY L. PERRY AND WIFE, MARGARET N. PERRY BY WARRANTY DEED FROM KATHY SUTTON EBBERT, MARRIED, FORMERLY KNOWN AS KATHY E. SUTTON, RECORDED ON THE 31ST DAY OF MARCH, 1995 IN DEED BOOK 9633, PAGE 27, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6576, page 69; Book 6594, page 502; Book 7044, page 209; Book 4435, page 29, Register's Office.

unimproved ( )
This is improved (X) property, known as 370 Wallace Road, Unit B-20, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of June, 2007.

Randy L. Perry

Margaret N. Perry

Received:
Jun.11. 2007 2:34PM Rudy Title
Jun 11 2007 03:35pm
No.8539 P. 2

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy L. Perry and Margaret N. Perry, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 11th day of June, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Jun.11. 2007 2:34PM Rudy Title No.8539 P. 3
Received:
Jun 11 2007 03:36pm