WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

Davidson County DEEDWARR
Recvd: 12/17/07 10:29 2 pgs
Fees:13.00 Taxes:1036.00

20071217-0144404

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason C. Perri	Jason C. Perri	126160A30600CO
(NAME) 7504 Watervale Drive	(NAME) 7504 Watervale Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Prudential Relocation, Inc., a Colorado corporation, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason C. Perri and wife, Sarah K. Perri, HEREINAFTER CALLED THE GRANTEE(S), 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. 230 on the Final Plat, Riverwalk, Phase 2A, Section 2, as shown by plat appearing of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Warranty Deed from Sharon D. Duke and Nathaniel G. Duke, wife and husband of record in Instrument No. 20071212-0143169, Register's Office for Davidson County, Tennessee.

Plan of Newsom Land of record at Plat Book 1, Page 25 and Plat Book 1, Page 121, Chancery Court of said county.

Easements and rights granted to Tennessee Electric Power Company as set forth in instrument of record in Book 751, Page 375, Book 787, Page 7, said Register's Office.

Easements and rights of way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, and Book 4226, Page 715, said Register's Office.

Easements and rights of way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, said Register's Office.

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Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315, 318, and 324, said Register's Office.

Restrictive covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument Nos. 20020424-0050565, 20040430-0049313 and 20040506-0051985, said Register's Office.

Declaration of road and utilities access easement of record in Instrument No. 20010706-0072536, said Register's Office.

Stormwater detention agreement of record in Instrument Nos. 20010919-0101279, 20021119-0143668, and 20040826-0103240, said Register's Office.

Landscape Agreement of record in Instrument NO. 20010919-0101280, said Register's Office.

Charter right of way for CSX Transportation Railroad.

Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, said Register's Office.

By-Laws of record in Instrument No. 20011105-0121083 and Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, said Register's Office.

Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0050565, said Register's Office.

All Matters set forth in plan of record in Instrument No. 20031014-0151984, said Register's Office.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

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 7504 Watervale Dr., Nashville, TN 37221
(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 our hands this 11th day of December, 2007.

Prudential Relocation, Inc.

By: Michaela Zapata

Michaela Zapata, Asst. Sec.

STATE OF TEXAS

COUNTY OF DENTON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michaela Zapata the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he is the Asst Sec't of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledges that he executed the forgoing instrument for the purposes therein contained.

Witness my hand at office this 11th day of December, 2007.

Commission expires:

Tanya R Murrell

Notary Public

TANYA R. MURRELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-22-2011

File Number: 270200347

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027