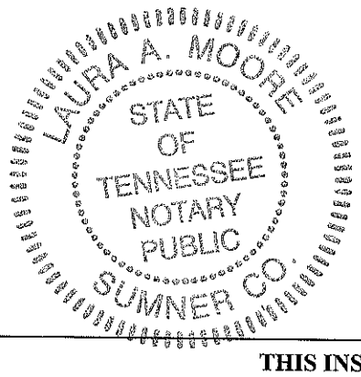
File No. 280100179

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Lucretia Hartberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2008.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 2009
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/22/08 13:51 3 pgs
Fees:18.00 Taxes:628.63
**20080122-0006617**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lucretia Hartberg | Lucretia Hartberg | M/P 064-12-0A-063.00CO |
| (NAME) 632 Weatherbeaten Place | (NAME) 632 Weatherbeaten Place | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Hermitage, TN 37076 | |
| (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, Jimmie D. Perry and wife, Ola M. Perry**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucretia Hartberg, a single woman**, HEREINAFTER CALLED THE GRANTEE(S), HER 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, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 632 of Fox Run, Second Revision-Part of Sec. 2 and First Revision-Part of Sec. 1, as of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jimmie D. Perry and wife, Ola M. Perry by Deed dated February 27, 2006 from Teresa Bell Parsons, an unmarried person of record in Instrument number 20060301-0023540, Register's Office for said County.

Subject to Master Deed as shown of record in Deed Book 4956, Page 582; Book 553, page 713; Book 5895, page 516; Book 5936, page 301; Book 6370, page 817; Book 8510, page 95, Register's Office for said County.

By-Laws as shown of record in Deed Book 4956, Page 590; Book 5174, page 609; Book 5548, page 852; Book 5564, page 582; Book 5896, page 1; Book 8510, page 100, Register's Office for said County.

Utility Easement as shown of record in Deed Book 8035, Page 646, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 5208, Page 188, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 632 Weatherbeaten Place, Hermitage, TN 37076

(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), HER 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), HER 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 hands this 18th day of January, 2008.

Jimmie D. Perry

Jimmie D. Perry

Ola M. Perry

Ola M. Perry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jimmie D. Perry and wife, Ola M. Perry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee this 1/18/2008.

Laura A. Moore

Notary Public

My Commission Expires:

April 7 2009

LAURA A. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO.

**File Number: 280100179**

**RETURN TO:**

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

**CERTIFICATE OF AUTHENTICITY**

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Jessica Talbott State of Tennessee Notary Public Davidson Co.

My Commission Expires: ___05/24/2008_____

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