Davidson County DEEDWARR
Recvd: 03/11/08 10:22 2 pgs
Fees:13.00 Taxes:107.30
20080311-0024391

Prepared by & Return To:
Duke Title & Escrow, Inc.
1086 Kathryn Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, for this transfer, whichever is greater, is $29,000.00.

Affiant

TREY MARSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 day of March, 2008.

Notary Public
Commission Exp: 8/23/11

ADDRESS NEW OWNERS:
Analee Mora
320 Welch Road, F-3
Nashville, TN 37211

SEND TAX BILLS TO:
New Owners

MAP-PARCEL
Map 133-15
Parcel 0A

WARRANTY DEED

FOR AND IN 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, I/WE Randy L. Perry and wife, Margaret Perry, GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Analee Mora, 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:

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit #F-3, on the Plan of Pagoda Condominiums as established by Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randy L. Perry and wife, Margaret Perry by Assumption Deed from Alex Bonner d/b/a B & W Investments, of record in Book 9899, page 395, Register's Office for Davidson County, Tennessee, dated November 30, 1995 and recorded December 27, 1995.

This is improved property known as 320Welch Road, Unit #F-3, Nashville, Tennessee, 37211. MAP 113-15-OA PARCEL 031.00 CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2007 and thereafter.

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, Except for exceptions number 4 and 5 listed above; 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/our hand(s) this 7th day of March, 2008.

Randy L. Perry

Margaret Perry

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 wife, Margaret Perry, 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 at Nashville, Tennessee, this 7th day of March, 2008.

Trey Marshall
Notary Public

Commission Expires: 8/23/11

