(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/08 15:07 2 pgs
Fees:13.00 Taxes:1406.00

20080611-0060381

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$380,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeewananda Perera **Champa Perera**	Wachovia Mortgage, FSB	**172-9-A-78CO**
(NAME) **612 Branbury Place**	(NAME) 1100 Corporate Center Dr.	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) Raleigh, NC 27607	
(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, **Jesse F. Burchwell Jr. and wife, Ana Escobar Burchwell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeewananda Perera and wife, Champa Perera**, 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:

LAND in Davidson County, Tennessee, being Lot No. 78 on the plan of Section Two, Banbury Crossing of record in Book 9700, pages 605 – 609 as corrected in Book 10970, page ~~942~~ 943* Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse F. Burchwell, Jr., and wife, Ana Escobar Burchwell by deed from Cendant Mobility Financial Corporation, a Delaware Corporation of record in Instrument No. 20030127-0011152 Register's Office for Davidson County, Tennessee.

The conveyance is subject to:
Restrictive Covenants of Record in Book 10369, page 48; Book 10962, pge 516; Book 11218, page 180; Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681
By-Laws of Record in Instrument No. 20020610-0070239
Charter of the Homeowner's Association of Record in Book 11187, page 575
The Plan of Record in Book 9700, page 607
Property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **612 Branbury Place, Brentwood, TN 37027**

(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 27th day of May, 2008.

Jesse F. Burchwell Jr.

Ana Escobar Burchwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse F. Burchwell Jr. and Ana Escobar Burchwell, the bargainors, 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 Nashville, Tennessee this 27th DAY OF MAY, 2008.

Commission expires:

Notary Public

SHANNON PHILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011