PLEASE RETURN TO:
GRISSIM TITLE
2309 CRESTMOOR
NASHVILLE TN 37215

File No. 290100262

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/09 09:00 2 pgs
Fees:13.00 Taxes:408.48
20090213-0012634

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/5/11 (AFFIX SEAL)

MARGARET SHERRY NOTARY PUBLIC STATE OF TENNESSEE COURTNEY CHEATHAM

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
Ryan C. Jones	COUNTRY WIDE BANK	119-04-0-146.00
(NAME)	(NAME)	
710 Woodmere Drive	2021 N GALLATIN RD	
(ADDRESS)	STE 280 (ADDRESS)	
Nashville, TN 37217	MADISON TN 37115	
(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, I , **Emma S. Perry, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan C. Jones, married**, hereinafter called the grantee(s), 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. 164 on the Map of Glencliff Estates, Section Three, of record in Plat Book 1424, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Thomas H. Perry Jr. and wife, Emma Louise S. Perry by Warranty Deed from Hubert M. Wooden and wife, Louise Wooden of record in Book 1780, Page 249 on 11/30/1949 and filed for record on 12/01/1949, Register's Office for DAVIDSON County, Tennessee. The said Thomas H. Perry, Jr. having become deceased on December 25, 1993, and said real property having passed to his surviving spouse, Emma Louise S. Perry by operation of law. Said property was further conveyed to Emma S. Perry and Carolyn Perry Bullion, as tenants in common with right of survivorship by Quitclaim Deed from David Kennedy Jr., Trustee of record in Instrument No. 20060607-0067307 on 06/05/2006 and filed for record on 06/07/2006, Register's Office for DAVIDSON County, Tennessee. Said property was further conveyed to Emma Louise S. Perry by Quitclaim Deed from Carolyn Perry Bullion of record in Instrument No. 20090213-0012633, said Register's Office.

All matters as set forth per Plat Book 1424, Page 1, Register's Office for DAVIDSON County, Tennessee.

County of DAVIDSON taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

EMMA LOUISE S PERRY AND EMMA S. PERRY ARE ONE AND THE SAME.

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 710 Woodmere Drive, Nashville, TN 37217
(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), 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), 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 30th day of January, 2009.

Emma S. Perry

Emma S. Perry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Emma S. Perry, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained

Witness my hand at office this 30th day of January, 2009.

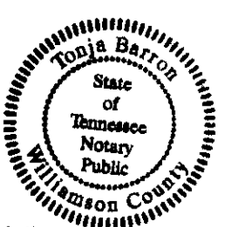
Commission expires:

Tonja Barron

Notary Public

File Number: 290100262

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



My commission expires November 21, 2012