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MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2009.

Notary Public

My commission expires: 2/19/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20090032866 DEEDWARR
Recvd: 05/19/09 10:42 2 pgs
Fees: 13.00 Taxes: 74.00

20090519-0045847

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Manuel F. Rivas **Liliana Arevalo**	**New Owners**	**Map/Parcel 133-15-0-A-101.00CO**
8008 135th St., Apt. 714		
Kew Garden, NY 11435		

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 ACKNOWLEDGE, WE,

Randy L. Perry and Margaret N. Perry, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Manuel F. Rivas and Liliana Arevalo, husband and wife

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 Unit No. P-7, of Pagoda Condominiums, created Under Title 66, chapter 27, Section101 et seq. as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, page 22, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Units.

Being part of the same property conveyed to Randy L. Perry and Margaret N. Perry, husband and wife, by Warranty Deed, from James C. Main and wife, Jane M. Main, of record in Book 9850, page 659, Dated October 18, 1995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 6111, page 22, Book 9445, page 492 and Book 10458, page 936, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 6110, page 98, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 6548, page 125 and Book 8870, page 923, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6111, page 64, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 320 Welch Rd. P-7, Nashville, Tennessee 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 11th day of May, 2009.

Randy L. Perry

Margaret N. Perry

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Randy L. Perry and Margaret N. Perry, husband and wife , the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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, at office this 11th day of May, 2009.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES July 18, 2009

Notary Public

My Commission Expires:

File #: **09533-JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027