WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090042548 DEEDWARR
Recvd: 06/25/09 12:34 2 pgs
Fees: 13.00 Taxes: 2830.50
20090625-0059147

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas W. Pera	Tennessee Bank & Trust, A Division of Farmers Bank & Trust, A State Bank	**MAP 159-2**
(NAME)	(NAME)	
1108 Radnor Glen Drive	9000 Carothers Parkway	**PARCEL 75.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin TN 37067	
(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, **CABOT P. PYLE AND WIFE, DEBORAH PYLE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS W. PERA AND WIFE, DEE DEE PERA,** 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. 3 on the Plan of High Ridge Subdivision, Phase One, of record in Plat Book 11700, page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cabot P. Pyle and wife, Deborah Pyle by Warranty Deed from Bob Haley, dated June 29, 2001, recorded July 3, 2001 of record in Instrument No. 20010703-0070873, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 11700, page 57, said Register's Office; (c) Restrictive covenants contained in Book 11741, page 713 and amended in Instrument No. 20040624-0075401, said Register's Office; and (d) Charter of record in Instrument No. 19991220-0304886, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1108 Radnor Glen Drive, 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 19th day of June, 2009.

Cabot P. Pyle

Deborah Pyle

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Cabot P. Pyle and wife, Deborah Pyle the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2009.

Commission expires:



Notary Public