BILL GARRETT, Davidson County
Trans:T20090064742 DEEDWARR
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Fees:13.00 Taxes:70.30
20090922-0088278

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

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $19,000.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2009.

Notary Public

My commission expires: 1/7/2013

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hector Mora, Jr. **c/o Ironelly Mora**	**New Owner**	**Map/Parcel 133-15-0-A-89.00CO**
2961 Riverbend Dr.		
Nashville, TN 37214		

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 wife, Margaret N. Perry and Helen B. Johnson, a widow

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

Hector Mora, Jr., married

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. O-3 Pagoda Condominiums, created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-2 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-1 of said Master Deed for a more complete identification and description of said Unit.

Being part of the same property conveyed to Randy L. Perry and wife, Margaret N. Perry, by Warranty Deed, from James C. Main and wife, Jane N. Main, of record in Book 9850, page 659, Dated October 18, 1995. Randy L. Perry and wife, Margaret N. Perry, conveyed their interest in said property by Quitclaim Deed, to Randy L. Perry and wife, Margaret N. Perry, a one-half (1/2) interest and Helen B. Johnson, a one-half (1/2) interest, of record in Book 10339, page 899, Dated January 17, 1997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Charter for Home Owners Association of record in Book 6110, page 98, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6548, page 125 and Book 8870, page 923, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6111, page 22, amended in Book 9445, page 492 and Book 10458, page 936, 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 Road, Unit O-3, Nashville, TN 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 18th day of September, 2009.

Randy L. Perry

Margaret N. Perry

Helen B. Johnson

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, 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 18th day of September, 2009.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Helen B. Johnson , 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 18th day of September, 2009.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 16, 2013

File #: **09011-JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027