# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100005919 DEEDWARR
Recvd: 02/01/10 08:55 2 pgs
Fees:13.00 Taxes:1535.50
20100201-0007623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: September 28, 2013

NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian C Perez | NEW OWNER | 158-03-31 |
| (NAME) | (NAME) | |
| 6124 Gardendale Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, **First Bank, a Tennessee Banking Corporation,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian C Perez and wife, Pamela Sue Perez**, HEREINAFTER CALLED THE GRANTEE(S), 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 76 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 & 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to First Bank, a Tennessee banking corporation by Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee of record in Instrument 200901280007366, Register's Office for Davidson County, Tennessee, dated January 23, 2009. And being the same property conveyed to Michael Roddick and Sherri Elizabeth Roddick, husband and wife by deed from Annette Sykes, Janice Routon and Eugene McCloud, the sole heirs-at-law of Katherine Jeanette McCloud of record in Instrument 200710170123241, Register's Office for Davidson County, Tennessee, dated October 12, 2007.

**This conveyance is subject to the following: Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown on the Plan of record in Book 2331, pages 61 & 62, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Hillsboro Park of record in Book 2435, Page 237, Book 2446, page 405, Book 2447, page 303, Book 2603, page 440 and Book 4207, page 397, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 6124 Gardendale Drive, Nashville, TN 37215

(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 my hand this 22nd day of January, 2010

First Bank

James C. Farrar, Vice President

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James C. Farrar, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Vice President of FirstBank, the within named bargainor, and that he is authorized by FirstBank, to execute this instrument on its behalf.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of January, 2010

Notary Public

PATRICIA L. DORTCH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires:

My Commission
Expires April 07, 2012

Return To
Tennessee Title
1600 Corporate Centre Drive, Suite 125
Franklin, TN 37067