PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100023032 DEEDWARR
Recvd: 04/19/10 12:48 2 pgs
Fees:13.00 Taxes:351.50
20100419-0029298

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50384
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel T. Sweeting Kara Lea Sweeting 4609 Twinmont Court Nashville, TN 37215	same

TAX MAP-PARCEL NUMBERS: 117030B09700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$95,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M. Robert Perez and spouse, Geraldine Perez**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel T. Sweeting and spouse, Kara Lea Sweeting** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. G-2 of Revised, The Villager Condominium, a horizontal property regime pursuant to the Tennessee, Horizontal Property Act, as shown on the Plan of record in Book 5200, page 201, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to M. Robert Perez and wife, Geraldine Perez and M. Robert Perez, III, by warranty deed from Ame Ruth Arlt (now Rogers) etvir James T. Rogers, Jr., dated Aug. 9, 1984 and recorded on Aug. 20, 1984 of record in Book 6362, page 829, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Sept. 4, 1984, recorded on Sept. 11, 1984, of record in Book 6378, page 477, said Register's Office, subject property was conveyed to M. Robert Perez and wife, Geraldine Perez.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 201, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5434, page 665, corrected in, Book 5487, page 967, amended in Doc. No. 20080416-0038631 and Doc. No. 20090616-0055824, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2601 Hillsboro Pike # G-2, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of April, 2010.

M. Robert Perez

Geraldine Perez

State of TENNESSEE
County of DAVIDSON

On this 16th day of April, 2010 , before me the undersigned authority, personally appeared M. Robert Perez and Geraldine Perez , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Sworn and subscribed before me this the 16th day of April, 2010

Notary Public

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011