WARRANTY DEED

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/12/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#15890

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Maria Peruzzi	PrimeLending, A PlainsCapital Company	49-7
(NAME)	(NAME)	
4729 Clarksville Pike	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Dallas, TX 75252	
(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, Carl Darren Douglas and Steven R. Douglas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna Maria Peruzzi, 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 the 13th Civil District of Davidson County, Tennessee, being a part of the Herman Thompson Tract and described according to a survey made by Z.J. Wilkinson, Surveyor, dated September 6, 1956.

BEGINNING at a point on the westerly margin of State Highway No. 112, and said point, being 425 feet southeasterly from the common corner of the said Thompson's and Adcock on the westerly margin of said State Highway; thence leaving said State Highway South 69 degrees 11 minutes West 300 feet to a point and corner of the land being described and conveyed; thence South 20 degrees 34 minutes East 132 feet to a point and corner; thence North 72 degrees 43 minutes East 300 feet to a corner and westerly margin of the same North 20 degrees 15 minutes West 150 feet to the place of the beginning.

Being the same property conveyed to Carl Darren Douglas and Steven R. Douglas, by deed of record in Instrument No. 201004190029427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4729 Clarksville Pike, Nashville, TN 37218

(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.

BILL GARRETT, Davidson County
Trans:T20100056922 DEEDWARR
Recvd: 09/10/10 13:11 3 pgs
Fees:18.00 Taxes:429.20
20100910-0072128

Witness our hands this 31st day of August, 2010.

Steven R. Douglas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Douglas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal in Nashville, Tennessee on August 31, 2010.

Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Witness our hands this 31st day of August, 2010.

Carl Darren Douglas

Steven R. Douglas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Douglas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal in Nashville, Tennessee on August 31, 2010.

Notary Public

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Darren Douglas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ATLANTA, Georgia this 31 day of August, 2010.

Commission expires: 4-6 2012

JOHN PHILLIP PFAFF
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires April 6, 2012