WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110002955 DEEDWARR
Recvd: 01/14/11 12:02 2 pgs
Fees:13.00 Taxes:444.00
20110114-0004039

STATE OF TENNESSEE
COUNTY OF WILLIMASON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

LYNN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Downs	new owner	09616013500
(NAME)	(NAME)	
3033 Blackwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(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, **Jeremy Perry and wife, Toni Perry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don Downs and wife, Vilinda Downs**, 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:

Being Lot No. 41 on the plan of Larchwood Subdivision, Section Two, of record in Book 5200, page 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeremy Perry, unmarried, by deed from Daniel U. Parsons, unmarried, dated 4/15/98, of record in Book 10889, page 950, Register's Office for Davidson County, Tennessee.

Toni Perry joins in this conveyance to convey any and all interest she may have in said property.

Taxes for the year 2011 prorated and assumed by the Grantees; Subject to all matters as set out on the plan of record in Book 5200, page 57, 58, and 59; restrictive covenants of record in Book 5158, page 918, said Register's Office Subject to any and all easements located on the property. Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 801 Ember Lake Drive, Nashville, TN 37214
(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 6th day of January, 2011.

Jeremy Perry

Toni Perry

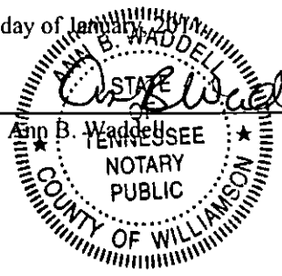
STATE OF TENNESSEE

COUNTY OF WILLIMASON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Jeremy Perry and Toni Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and who upon oath executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of January, 2011.

Commission expires: October 22, 2011



Ann B. Waddell — Notary Public

Return To:

Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt Juliet TN 37122