BILL GARRETT, Davidson County
Trans:T20110016125 DEEDWARR
Recvd: 03/18/11 11:18 2 pgs
Fees:13.00 Taxes:68.45
20110318-0021346

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $18,500.00

Affiant

Subscribed and Sworn to before me, this 16th day of March, 2011.

Notary Public

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-4-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Ji Ma 130 Jefferson Square Nashville, TN 37215	SAME	133150A04300CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Randy L. Perry and wife Margaret Perry,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Ji Ma**, 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 Unit G-7 on the plan of Pagoda Condominiums as established by the Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Randy L. Perry and wife, Margaret Perry by deed from Alex Bonner d/b/a B & W Investments of record in Book 9899, page 395, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Subject to covenants, conditions and restrictions as contained in the Master Deed for Pagoda condominiums as of record in Book 6111, page 22; Book 9922, page 495; and Book 10458, page 937, Register's Office for Davidson County, Tennessee.

Subject to Charter of Pagoda of record in 6110, page 98, Register's Office for Davidson, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3700, page 61, said Register's Office.

This is (x) improved ( ) unimproved property known as 320 Welch Road, Unit G7, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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~~ 16th day of March, 2011.

Randy L. Perry

Margaret Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Randy L. Perry and Margaret Perry** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of March, 2011.

Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY