BILL GARRETT, Davidson County
Trans:T20110017972 DEEDWARR
Recvd: 03/28/11 14:03 2 pgs
Fees:13.00 Taxes:2582.60
20110328-0023755

PREPARED BY (AND RETURN TO):

*WILKINS & IVEY*
*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:( DM ) Title No: 50797
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Debra R. Powell<br>39 Erwin Court<br>Nashville, TN 37205 | S.A. Mortgage Services<br>1600 Golf Rd. Ste. 500<br>Rolling Meadows, IL 60008 |

**TAX MAP-PARCEL NUMBERS:** 104140G00400CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$698,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzanna E. Perlman, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Debra R. Powell** 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:**

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Whitworth Phase 01 of record in Book 7900, pages 141-144, register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stewart N. Perlman and wife, Suzanna E. Perlman, by Warranty Deed from Craig Shular dated September 6, 2001 and recorded on September 24, 2001 of record in Doc. No. 20010924-0103140 Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 3, 2003 and recorded on September 9, 2003, of record in Doc. No. 20030909-0131110, Steward N. Perlman conveyed his interest in subject property to Suzanna E. Perlman.

Stewart N. Perlman, spouse of Suzanna E. Perlman, joins in execution of this instrument in order to convey his marital interest in the subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, pages 141-144, register's Office for said County, to which plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, Book 8047, page 243, Book 8282, page 45, Book 9778, page 27, Doc. No. 20020812-0097386 and Doc. No. 20100615-0046543, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Agreement for Dedication of Easement – Waterlines and Appurtenances in Book 7868, page 959, Easements for sewer in Book 3467, page 194 and Book 3505, page 338 and Easement Agreement in Book 7762, page 206, said Register's Office.

**This is improved property, known as: 39 Erwin Court, Nashville, Tennessee 37205**

**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 24th day of March, 2011.

Stewart Perlman

Suzanna E. Perlman

**State of** TENNESSEE
**County of** DAVIDSON

On this 24th day of March, 2011 , before me the undersigned authority, personally appeared Stewart Perlman & Suzanna E. Perlman , 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.

My Commission Expires:

Notary

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 $698,000.00

Affiant

Sworn and subscribed before me this the 24th day of March, 2011

Notary Public

My Commission Expires: 2/25/2015

KAREN S. RAINEY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Comm. Expires 02-25-2015