WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,900.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

BILL GARRETT, Davidson County
Trans:T20110033144 DEEDWARR
Recvd: 06/03/11 10:25 2 pgs
Fees:13.00 Taxes:521.33
20110603-0042568

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Phillips	NEW OWNER	122-10-A
(NAME)	(NAME)	(MAP)
186 Antler Ridge Circle		17.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Cassandra G. Perry, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Thomas M. Phillips, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 6 of Woodland Point, Phase X, a Horizontal Property Regime with Private Elements, located in Nashville, TN, together with Easements as established in the First Supplementary Declaration of Covenants, Conditions and Restrictions of Woodland Point, recorded in Instrument No. 20020725-0089575 as amended in Instrument No. 20020904-0107261, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20001011-0101044 as amended in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodland Point, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20001011-0101044 as amended in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Cassandra G. Perry, by deed dated June 16, 2003, from Ole South Properties, Inc., of record in Instrument No. 20030620-0085918 as re-recorded in Instrument No. 20031009-0149706, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 186 Antler Ridge Circle, Nashville, Tennessee 37214

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 my/our hand(s) this 1st day of June, 2011.

Cassandra G. Perry

Alaric C. Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Cassandra G. Perry and Alaric C. Perry; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of June, 2011.

Notary Public

My Commission Expires:

