Davidson County DEEDWARR
Recvd: 06/14/11 09:38 3 pgs
Fees:18.00 Taxes:199.80
20110614-0045400

Prepared By & Return To:
Lakeside Title & Escrow
833 A Wren Road
Goodlettsville, TN 37072

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of June, 2011.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Audrey Perry, and Mark Perry and Cheryl E. Perry 1712 County Hosiptal Road Nashville, TN 37216	**Farmers Bank and Trust** **330 Mayfield Drive Ste C-6** **Franklin, TN 37067**	-80-4-0-59

WARRANTY DEED

FOR AND IN 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, Peachtree Hills LLC, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audrey Perry an unmarried woman and Mark Perry and Cheryl E. Perry Husband and Wife 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:

Property known as 1712 County Hospital Road Nashville, TN 37216, County of Davidson:

Land in the 13th Civil District of Davidson County, Tennessee, and being further described as follows:

Being Lot No. 11 on the Plan of the Re-Subdivision of Lot Numbers 1 through 8 of Block Number 2, in G. T. Sheegog's Subdivision , not of record, said Lot No. 11 begins in the center of the Asylum Road as a point 298.00 feet northeasterly from the center of Hydes Ferry Pike and said Asylum Road; and said point of beginning being the common corners of Lot Numbers 11 and 12 in said plan; thence with the dividing line, between said two lots southeasterly 250.00 feet to a dead line; thence with said dead line northeasterly 50.00 feet to a point in the northeasterly line of said Lot Number 11; thence northwesterly with said line 250.00 feet to the center of said Asylum Road; thence with the center of the same southwesterly 50.00 feet to the point of beginning.

Being the same property conveyed to Peachtree Hills, L.L.C. by deed from Lucas Nathaniel Myers and wife, Jessica Brown Myers recorded 5/12/2011 filed of record in Instrument Number 201105120036414, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1712 County Hospital Road, Nashville, TN 37216

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 unemcumbered, 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 hand this 9th day of June, 2011.

Peachtree Hills LLC

BY: _____ Member 6-09-11

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, of the State and County aforesaid, personally appeared James M. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the member/manager of Peachtree Hills, L.L.C the within named bargainor, a Limited Liability Company, and that himself as such Member/manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as such Member/Manager.

Witness my hand and official seal at Franklin, Tennessee, this 9 day of June 2011 2011.

_____
Notary Public

My Commission expires: 2-26-13

CHAD WATERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CHAD WATERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COU

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE