BILL GARRETT, Davidson County
Trans:T20110081335 DEEDWARR
Recvd: 12/27/11 08:27 3 pgs
Fees:18.00 Taxes:962.00
20111227-0100296

Return to
Parthenon Title Agerncy
85 White Bridge Road
Suite 100-B
Nashville,TN 37205

THIS INSTRUMENT PREPARED BY:
ALLEN D. LENTZ
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13TH DAY OF DECEMBER, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/15

KAREN C. ASPLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Daniel H. Puryear 4307 Ashley Park Drive Nashville, TN 37205	Provident Funding Associates, LP 3505 Koger Blvd. Suite 355 Duluth, GA 30096	116 03 0G 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES W. PERKINS III AND MARY S. PERKINS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DANIEL H. PURYEAR**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 4307, together with the appurtenant interest in the common elements of Ashley Park, a horizontal property regime established by Master Deed, of record in Book 7128, page 29, Register's Office for Davidson County,

Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to James W. Perkins III and wife, Mary S. Perkins, by deed dated December 7, 2007, from Richard M. Roddy and wife, Silvia Castaneda-Roddy, recorded as Instrument No. 20071211-0142786, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of covenants, conditions, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Ashley Park Condominiums, of record in Book 7128, page 29, Register's Office for said County.

2. Charter of Ashley Park Condominium Homeowner's Association, Inc., of record in Book 7139, page 829, Register's Office for said County.

3. By-Laws of record as Instrument No. 20070802-0091819, Register's for Davidson County, Tennessee.

4. Conveyance of acreage to Homeowner's Association of record as Instrument No. 20050621-0071176, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the Plan of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

6. All matters as shown on the Plan of record in Book 7128, page 29, Register's Office for Davidson County, Tennessee.

7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 3958, page 156 and 160, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4307 Ashley Park Drive, Nashville, TN 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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of December, 2011.

James W. Perkins III

James W. Perkins III

Mary S. Perkins

Mary S. Perkins

By: James W. Perkins III, as Attorney-in-Fact

James W. Perkins III, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

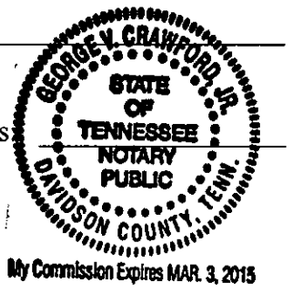
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES W. PERKINS III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December, 2011

(Seal)

Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES W. PERKINS III,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he is the Attorney in Fact for **MARY S. PERKINS** and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 13th day of December, 2011

(Seal)

Notary Public

My Commission Expires:

