BILL GARRETT, Davidson County
Trans:T20120044951 DEEDWARRSP
Recvd: 06/18/12 15:47 3 pgs
Fees:18.00 Taxes:148.00
20120618-0053386

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Phyllis C. Perry 569 Forest Retreat Road Hendersonville, TN 37075	SAME	041 12 0 055.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TERESA MAY PARLON, an unmarried person (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to PHYLLIS C. PERRY and her heirs and assigns (the "Grantee"), a one-third (1/3) undivided interest in certain real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 78 on the Plan of Bellshire Estates, Section 3, as of record in Book 2133, page 112, Register's Office for said County, described as follows:

Beginning on the northerly margin of Westchester Drive at the corner of Lots Nos. 78 and 79; thence with the line between the said two lots, northerly 211.3 feet to the corner of Lots Nos. 78, 79 and 80; thence with the line between Lots Nos. 78 and 80 northeasterly 152 feet; thence south 34 degrees 23 seconds east 188.6 feet; thence south 5 degrees 05 seconds west 198.7 feet to the northerly margin of Westchester Drive; thence with the same westerly 128 feet to the point of beginning.

BEING THE SAME property devised to Grantor by the Last Will and Testament of Bernard Lawrence Parlon, dated September 12, 1983, evidenced by Order of the Probate Court of Davidson County, Tennessee (No. 10-P-1720) entered and placed of record on April 2, 2012 in the Probate Records of Davidson County, Tennessee, said Bernard Lawrence Parlon having received his title to the property by devise by the Last Will and Testament of Jenny Louise Parlon dated September 12, 1983, as evidenced by Order of the Probate Court of Davidson county, Tennessee (No. 10-P-1120) entered and placed of record on April 2, 2012 in the Probate Records of Davidson County, Tennessee, and said Jenny Louise Parlon (a/k/a Louise Parlon) having received her title to the property by conveyance of a one-third (1/3) undivided interest by deed from Judy R. Betencourt, Becky G. Armstrong, Kathy L. Huff and Clifford B. Arrington, Jr. and Ruth Nadean Arrington, and husbands, Phillip C. Betencourt, Donald T. Huff

and Ricky M. Armstrong, dated August 13, 1983 and of record in Book 6116, page 365, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1124 Westchester Drive, Nashville, TN 37207.

Said property is conveyed subject to the following matters:

1. Property taxes for 2012, a lien not yet due and payable.
2. Easements of record in Book 2133, page 112, said Register's Office.
3. Restrictive Covenants of record in Book 2294, page 346, said Register's Office.

Grantor covenants and binds herself and her heirs and successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 11 day of June 2012.

Teresa May Parlon
TERESA MAY PARLON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, TERESA MAY PARLON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of June, 2012.

Daniel Toble
Notary Public

DANIEL TOBLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

1-9-2016

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 40,000 .

Phyllis C. Perry

Phyllis C. Perry, Affiant

Sworn to and subscribed before me this 11 day of June , 2012.

Daniel Toole

Notary Public

My Commission Expires:

1-9-2016

DANIEL TOOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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