WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-VRES-12-2629

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan R. Perry	JONATHAN R. PERRY	
(NAME)	(NAME)	
409 Wilson Pike ~~2629 Woodyhill Drive~~	409 Wilson Pike	**71-4-35.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 ~~Nashville, TN 37207~~	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **KEST SCHWARTZMAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN R. PERRY, A MARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 294, JOYWOOD HEIGHTS, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGES 92-93, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KEST SCHWARTZMAN BY WARRANTY DEED FROM RONALD E. DENNIS A/K/A RONALD EUGENE DENNIS, UNMARRIED, RECORDED ON THE 1ST DAY OF OCTOBER, 2010 IN INSTRUMENT NO. 20101001-0078331, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1130, PAGES 92 AND 93 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20120078901 DEEDWARR
Recvd: 10/17/12 10:42 2 pgs
Fees:13.00 Taxes:294.15
20121017-0095181

This is
( ) unimproved
(X) improved
property known as **2629 Woodyhill Drive Nashville, Tennessee 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of October, 2012.

Kest Schwartzman by John Gleaves, Attorney in Fact

Kest Schwartzman by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of October, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kest Schwartzman and who acknowledged he executed the same as the free act and deed of the said Kest Schwartzman.

Witness my hand and official seal, this the 16th day of October, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~RETURN TO:~~
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

RETURN TO:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067