BILL GARRETT, Davidson County
Trans:T20130077866 DEEDWARR
Recvd: 09/09/13 12:18 2 pgs
Fees:13.00 Taxes:2266.25
20130909-0094905

Warranty Deed

ELIZABETH MARGUERITE FORTIER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY MY COMMISSION EXPIRES OCTOBER 14, 2015	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $612,500.00 Affiant Subscribed and sworn to before me, this the 28th day of August, 2013. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Leslie Sax	New owner	
125 Prospect Hill		116-08-0F-125.00CO
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRET L. PERISHO AND REBECCA S. VEMER PERISHO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE SAX**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Sugartree, Phase 3 (Revised) of record in Plat Book 5050, Page 67 through 71, amended in Book 5162, Page 632, Book 5169 Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93 and Book 5450, Page 55, corrected amendment in Book 5453, Page 643, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bret L. Perisho and wife, Rebecca S. Vemer Perisho by Warranty Deed from Freeda K. Hill, unmarried of record in Instrument Number 20010122-0006383, in the Register's Office for Davidson County, Tennessee, dated January 22, 2001, recorded January 22, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 125 Prospect Hill, 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of August, 2013.

Bret L. Perisho

Rebecca S. Vemer Perisho

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bret L. Perisho and Rebecca S. Vemer Perisho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2013.

My Commission Expires
March 1, 2017

Notary Public

My Commission Expires: _____

STACIE S WINKLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY