BILL GARRETT, Davidson County
Trans:T20130096630 DEEDWARR
Recvd: 11/13/13 10:16 2 pgs
Fees:13.00 Taxes:425.50
20131113-0117144

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Affiant

Subscribed and sworn to before me, this 11th day of October, 2013.

Notary Public

My commission expires: 3-01-16

MARY ANNE HARL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JORGE ALVAREZ LEDESMA	**NEW OWNER**	**04315011700**
104 LARKIN SPRINGS RD.		
MADISON, TN 37115		

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 ACKNOWLEDGE, WE,

JUSTIN E. PERRYMAN, UNMARRIED, and RAYMOND E. PERRYMAN, and wife, KAREN PERRYMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JORGE ALVAREZ LEDESMA AND SOLANGEL T. REGO, BOTH UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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:

Land in Davidson County, Tennessee, being Lot Number 1 on the plan of The Reed and Jenkins Subdivision of the Booker Marshall Land, of record in Book 843, Page 73, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN E. PERRYMAN, UNMARRIED, AND RAYMOND E. PERRYMAN, MARRIED, FROM WARRANTY DEED BY RANDY TOBITT AND WIFE, MISTY TOBITT DATED 05/15/2008 AND RECORDED ON 05/19/2008 IN INSTRUMENT NUMBER 20080519-0051464 SAID REGISTER'S OFFICE, SAID COUNTY. KAREN PERRYMAN HEREBY JOINS TO CONVEY ANY INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 104 LARKIN SPRINGS RD., MADISON, TN 37115.

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 in 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 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/our hand(s) this 11th day of October, 2013.

Justin E. Perryman by Raymond E. Perryman AIF
JUSTIN E. PERRYMAN BY RAYMOND E. PERRYMAN, ATTORNEY IN FACT

Raymond E. Perryman
RAYMOND E. PERRYMAN

Karen Perryman
KAREN PERRYMAN

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, RAYMOND E. PERRYMAN AND KAREN PERRYMAN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2013.

Notary Public

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

My Commission Expires: SEP 20 2016

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared RAYMOND E. PERRYMAN to me known to be the person who executed the foregoing instrument in behalf of JUSTIN E. PERRYMAN as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said JUSTIN E. PERRYMAN

Witness my hand, at office, this 11th day of October, 2013.

Notary Public

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

My Commission Expires: SEP 20 2016