WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,600.00

D. Cowgill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2013.

Lynne Ward
Notary Public

MY COMMISSION EXPIRES: 2/28/17
(AFFIX SEAL)

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

G-VRES-13-412

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)
Brandon John Perry (NAME)	Brandon John Perry (NAME)	
412 Van Buren Street (ADDRESS)	412 Van Buren St (ADDRESS)	**82-9-J-412.00 CO**
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (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 **RONALD E. WOOD, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON JOHN PERRY, A SINGLE PERSON,** 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 412 OF MORGAN PARK PLACE CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING MORGAN PARK PLACE CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20050831-0104621, AS AMENDED IN INSTRUMENT NOS. 20051110-0136248; 20060516-0057286; 20061023-0131222; 20070402-0038744; 20070724-0087901; 20071010-0120740 AND 20100622-0048863, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT "D" IN THE AMENDMENT TO MASTER DEED FOR THE MORGAN PARK PLACE CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20100622-0048863; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "C" TO SAID AMENDMENT TO MASTER DEED FOR THE MORGAN PARK PLACE CONDOMINIUMS.

BEING THE SAME PROPERTY CONVEYED TO RONALD E. WOOD, A SINGLE PERSON BY WARRANTY DEED FROM THE BANK OF NASHVILLE, RECORDED ON THE 1ST DAY OF OCTOBER, 2010 IN INSTRUMENT NO. 20101001-0078325, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN PLAT BOOK 2, PAGE 30, CHANCERY COURT FOR; BY-LAWS OF RECORD IN INSTRUMENT NO. 20050831-0104621; CHARTER OF RECORD IN INSTRUMENT NO. 20051114-0137058; EASEMENT OF RECORD IN INSTRUMENT NO. 20100112-0002819; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050719-0083911; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050831-0104621, AS AMENDED IN INSTRUMENT NOS. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740 AND 2010622-0048863 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **412 Van Buren Street Nashville, Tennessee 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130101623 DEEDWARR
Recvd: 12/03/13 16:05 2 pgs
Fees:13.00 Taxes:1757.50

20131203-0123308

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 21st day of November, 2013.

Ronald E. Wood

Ronald E. Wood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald E. Wood, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
13-10027