BILL GARRETT, Davidson County
Trans:T20140021105 DEEDWARR
Recvd: 03/31/14 08:41 2 pgs
Fees:13.00 Taxes:980.50
20140331-0025977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Brandy Gonaz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2014.

NOTARY PUBLIC
My Commission Expires: 6-21-2016

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nancy H. Davidson 1438 Villa Forest Way Knoxville, TN 37919	Nancy H. Davidson 1438 Villa Forest Way Knoxville, TN 37919	116-03-0G-021.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DANIEL H. PURYEAR AND WIFE, SARAH PURYEAR

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

NANCY H. DAVIDSON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4307, together with the appurtenant interest in the common elements of Ashley Park, a Horizontal Property Regime established by Master Deed of record in Book 7128, page 29, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to DANIEL H. PURYEAR, by deed from JAMS W. PERKINS, III AND MARY S. PERKINS, of record in Instrument No. 20111227-0102296, dated December 13, 2011, said Register's Office.

This improved property is known as 4307 Ashley Park Drive, 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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 is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 27 day of March, 2014.

Daniel H. Puryear

Sarah Puryear

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel H. Puryear, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of March, 2014.

Notary Public

My commission expires: 6/21/16

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah Puryear, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of March, 2014.

Notary Public

My commission expires: 6/21/16

MEREDITH L. DARSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.