BILL GARRETT, Davidson County
Trans:T20140079095 DEEDWARR
Recvd: 10/21/14 10:22 2 pgs
Fees:13.00 Taxes:277.50
20141021-0096876

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 17th day of October, 2014.

Notary Public
My commission expires: SEP 20 2016

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

05-1409-66394

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Peter Dooda 304 Alta Loma Road Goodlettsville TN 37072	NEW OWNER	034-05-0-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James E. Perry and Walisha H. Perry, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph Peter Dooda, hereinafter called the Grantees, their successors 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 part of Lot No. 38, on the Plan of Bransford Realty Co's (erroneously referenced in prior deeds as Company's) Alta Loma Subdivision, of record in Book 421, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEGINNING at a point in the center of Alta Loma Road, 128 feet northwesterly from the intersection of the west line of the right-of-way of the L & N Railroad and the center of said Road; thence with the center of said Road; Northwesterly 85 feet to a point; thence South 8° 25' West 425 feet to a point; thence South 80' East 85 feet to a point; thence North 3° 25' East 425 feet to the point of beginning.

Being the same property conveyed to James E. Perry and Walisha H. Perry, husband and wife by deed from Rose M. Ward, unmarried, dated February 5, 1998, recorded February 10, 1998, of record in Book 10788, Page 812, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 304 Alta Loma Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

x WHP

x JEP

WITNESS my hand this 10th day of October, 2014.

James E. Perry

Walisha H. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Perry and Walisha H. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 10th day of October, 2014.

Kimbra Spann
State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 03/04/15

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066