| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 14091850** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $820,000.00.<br><br>Dee Dee Pera<br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of November, 2014.<br><br>Notary Public<br>My Commission Expires: |

BILL GARRETT, Davidson County
Trans:T20140086357 DEEDWARR
Recvd: 11/17/14 10:29 2 pgs
Fees:13.00 Taxes:3034.00
20141117-0105734

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Steve R. Dozier and Lisa C. Dozier<br>1108 Radnor Glen Drive<br>Brentwood TN 37027 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>159-02-0-075.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dee Dee Pera, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steve R. Dozier and Lisa C. Dozier, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, PHASE 1, HIGH RIDGE, as shown on plat of record in Plat Book 11700, Page 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Douglas Pera to Dee Dee Pera as recorded on the 27th day of July, 2012 in Instrument No. 20120727-0066382 and Warranty Deed from Cabot P. Pyle and wife, Deborah Pyle to Douglas W. Pera and wife, Dee Dee Pera as recorded on the 25th day of June, 2009 in Instrument No. 20090625-0059147, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, HIGH RIDGE, as recorded in Plat Book 11700, Page(s) 57.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11741, Page 713, amended at Instrument No. 20040624-0075401.

Charter of High Ridge Homeowners Association, Inc. recorded at Instrument Nos. 19991220-0304886 and 20000107-0002658.

Easement for Transmission Line, recorded in Book 2270, Page 92.

Easement for Ingress/Egress, recorded in Book 9184, Page 876.

Easement for Roadway, recorded in Book 2482, Page 92.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010109-0002596.

This is improved property located at 1108 Radnor Glen Drive Brentwood TN 37027

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of November, 2014.

Dee Dee Pera

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dee Dee Pera, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018