Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15010035

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Jennifer Bramlett Lewis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3 DAY OF January, 2015.

NOTARY PUBLIC

My Commission expires: 8-25-18

Address of New Owner
Jennifer Bramlett
4499 Grays Point Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
028-052.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **James E. Perry,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Jennifer Bramlett now known as Jennifer Lewis,** hereinafter called the **Grantee**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated February 21, 1958, as follows:

BEGINNING at a point in the center Grays Point Road, 266 feet east of the property conveyed to Leslie L. Williams by died of record in Book 1340, page 80, said Register's Office; thence with the center of said road, South 87° 3' east 117 feet; thence North 88° 45' east 18 feet; thence South 1° 30' west 131 feet to an iron pin; thence South 5° West 1003 feet to a point; thence South 850 East 226.7 feet to a point in Sam B. Demonbreuns line; thence south 5° west 845 feet to an iron pin; thence south 89° 15' west with marked line 374.7 feet to a point; thence North 5° East 2000 feet, more or less, to the point of beginning, containing 11.75 acres, more or less.

INCLUDED in the above but EXCLUDED therefrom is that portion thereof described in the Warranty Deed of record in Book 4230, Page 588, and corrected in Book 9030, Page 658, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to James E. Perry and wife, Doris M. Perry, by Warranty Deed from J. G. Henderson and wife, Edna Lee Henderson, dated 07/16/60 and recorded on 07/29/60 in Book 3102, Page 199, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in James E. Perry upon the death of his wife, Doris M. Perry, by reason of their tenancy by the entirety (D.O.D. 05/23/99).

This is unimproved property generally located:
0 Grays Point Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2015 taxes have been prorated and have been assumed by and are the responsibility of Grantee.

BILL GARRETT, Davidson County
Trans:T20150009177 DEEDWARR
Recvd: 02/05/15 10:42 3 pgs
Fees:18.00 Taxes:55.50
20150205-0010921

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 her heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her 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.

IN WITNESS WHEREOF, **James E. Perry** has caused this instrument to be executed, this the 3 day of Feb, 2015.

James E Perry
by Douglas J Perry AIF

James E. Perry
By: Douglas Jay Perry, Attorney-in-fact
Record Book *, page _____, RODCT
***20150205-0010920**

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Douglas Jay Perry**, Attorney-in-fact, acting on behalf of James E. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of James E. Perry, and who acknowledged that he executed the same as the free act and deed of James E. Perry.

This the 3 day of Feb, 2015.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1) That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2) That the execution is proper and within the scope of the power-or-attorney reference in the instrument.
3) That at the time of execution of said document the Affiant had no knowledge or notice that the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.
4) That at the time of execution of said document/documents there has not been any actions for conservatorship filed against the principal.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Douglas J Perry

AFFIANT

Sworn to and subscribed before me this the 3, day of Feb, 2015.

NOTARY PUBLIC

My commission expires: 8/25/18

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY