WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Joseph L. Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

J-JG-15-739

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph L. Perry and Willie Perry	new owner	
(NAME)	(NAME)	**05914006100**
1008A 32nd Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(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, I/we **GLORIA JANGDHARI,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH L. PERRY, UNMARRIED AND WILLIE PERRY, MARRIED,** 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:

Land in the 12th, formerly in the 21st Civil District of Davidson County, Tennessee, known as Lot No. 9 on the Map of Subdivision of Part of the Joseph Stocker Tract, not of record, and described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, May 14, 1952, as follows; to-wit:

Beginning at a point on the south margin of Moorman's Arm Road, 853 feet east of an iron pin set in the center of Old Buena Vista Pike , near where the same intersects the east margin of New Buena Vista Pike, said iron pin being at the northwest corner of the property conveyed to Rodney E. Finney, Jr. and wife, by deed of record in Book 2013, Page 100, in the Register's Office for said County, said beginning point being the common corner of Lots 8 and 9; thence with the line between said lots, South 23 deg. 30 min. East 436 feet to a point; thence North 66 deg. 30 min. East 100 feet to a point, the common southerly corner of Lots 9 and 10; thence with the line between said lots, North 23 deg. 30 min. West 436 feet to the south margin of Moorman's Arm Road; thence with the margin of said Road, South 66 deg. 30 min. West 100 feet to the beginning.

Being the same property conveyed to Kendrick S. W. Jangdhari and wife, Gloria Jangdhari by Warranty deed from Roy D. Skeggs and wife, Betty J. Skeggs of record in Book 4264, page 736, Register's Office for Davidson County, Tennessee, dated August 29, 1968 and recorded on August 29, 1968. The said Kendrick S. W. Jangdhari having since died on August 25, 2014, leaving said property to wife, Gloria Jangdhari.

This conveyance is subject to:
- Taxes for the year 2015.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage and/or Water Mains and Appurtenances of record in Book 9466, Page 755, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **739 Moormans Arm Road , Nashville, Tennessee 37207**.

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.

BILL GARRETT, Davidson County
Trans:T20150066517 DEEDWARR
Recvd: 08/11/15 08:26 2 pgs
Fees:13.00 Taxes:166.50
20150811-0080011

Witness my/our hand(s) this the 24th DAY OF JULY, 2015.

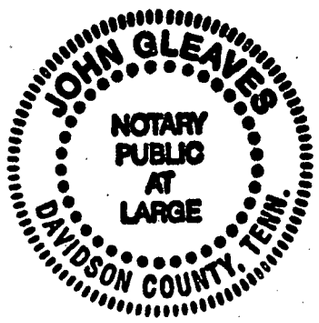
Gloria JangDhari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIA JANGDHARI, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2015.

Notary Public
My Commission Expires: 3678
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212