# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064649 DEEDWARR
Recvd: 07/27/16 13:44 2 pgs
Fees:13.00 Taxes:1239.50
20160727-0077392

R-VRES-16-5948-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 03/10/2019 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-10-2019

Return to:
PCokley-Bridge Trust Title
4400 Harding Pike #400
Nashville, TN 37205
CS187001076

**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) |
|---|---|---|
| **Jamal Y Perry** | Jamal Y Perry | |
| (NAME) **5948 Westheimer Drive** | (NAME) 5948 Westheimer Dr. | **172-05-0B-151.00-CO** |
| (ADDRESS) **Brentwood, TN 37027** | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SETH NELLER AND SARAH NELLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMAL Y PERRY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Final Plat for Sterling Oaks, Phase III of record in Plat at Instrument No. 20001122-0115320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seth Neller and Sarah Neller, husband and wife by Warranty deed from Kurt M. Schlachter and Lisa D. Schlachter, husband and wife of record in Instrument No. 20140127-0007124 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 27, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Instrument 20001122-0115320, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of Sterling Oaks of record in Book 10951, Page 547,as amended in Book 11514, page 959, and Declaration of Covenants and Restrictions for Sterling Oaks, Phase III, in Instrument 200012140123042, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 10951, page 587 and Instrument 200012140123043, Register's Office for Davidson County, Tennessee.
- Rules regarding enforcement of governing documents in Instrument Number 20130419003923, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Book 10951, page 540, and Instrument 200012140123041, as to Phase III, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common areas in Instrument 200505100052774 and 201104210030897, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage in Book 7121, page 177, Book 7121, pages 181 and 185, Book 7250, page 761 and Book 7573, page 231, Register's Office for Davidson County, Tennessee.
- Easement grant BellSouth Telecommunications of record in Instrument Number 20010824-0091876, 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: **5948 Westheimer Drive, Brentwood, Tennessee 37027**.

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.

Witness my/our hand(s) this the 25th DAY OF JULY, 2016.

Seth Neller by John Gleaves as Attorney in Fact

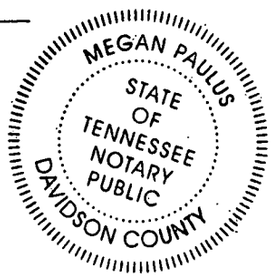
Sarah Neller by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SETH NELLER AND SARAH NELLER, and who acknowledged he/she/they executed the same as the free act and deed of the said SETH NELLER AND SARAH NELLER.

Witness my hand and official seal, this the 25th of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




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