Prepared and Record and Return to

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20160104969 DEEDWARR
Recvd: 11/29/16 14:39 2 pgs
Fees:13.00 Taxes:555.00

20161129-0125248

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this day of November, 2016.

Notary Public
My commission expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

04-1610-56241

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Saraya Charlton 5170 Hickory Hollow Parkway Unit #814 Antioch TN 37013	Owner at property address	163-05-0-A-039.00-CO

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, **Corey Perry, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Saraya Charlton, a single woman**, 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 Unit No. 39, on the Plan of Phase I, Hickory Hollow Townhomes (Mill Park), as established by the Declaration of Covenants, Conditions & Restrictions of record in Book 10719, Page 425; Book 11167, Page 757; and Instrument No. 20141231-0119109, and as shown on the plan of record in Book 9700, Page 686, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Corey Perry by deed from Mark W. Berry and wife, Liana M. Berry, dated July 14, 2006, recorded July 18, 2006, of record in Instrument No. 20060718-0086596, 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 5170 Hickory Hollow Parkway Unit #814, Antioch, TN 37013.

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.

WITNESS my hand this 23rd day of November, 2016.

Corey Perry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Corey 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 Smyrna, TN, this 23rd day of November, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 3/31/20

