Davidson County DEEDWARR
Recvd: 12/03/01 15:14 3pgs
Fees:18.00 Taxes:299.70

File in Box No. 19 B

20011203-0132437

STATE OF Tennessee #01-11-56-B
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF November,

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

WARRANTY DEED

N-CJ-01-0810

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah Cannon	SunTrust Bank	
810 Bellevue Rd Unit 145 (ADDRESS)	1 Park Place N.E. (NAME) (ADDRESS)	142-6-A 145 CO.
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Atlanta, GA 30303 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICOLE NEGVESKY, * NEGVESKY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LEAH CANNON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See attached exhibit

*NEGVESKY and husband, CHRISTOPHER NEGVESKY

unimproved ( )
This is improved (X) property, known as 810 Bellevue Rd Unit 145, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 28th day of November, 2001.

Nicole Negvesky

Christopher Negvesky

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Nicole Negvesky * Negvesky *, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of November, 2001.

My Commission Expires: 5/3/04

Notary Public

* and husband, Christopher Negvesky

STATE OF Tennessee
COUNTY OF

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of November, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

E X H I B I T "A""

LAND in Davidson County, Tennessee, being Building No. 12, Unit No. 145, and Garage Space No. 2, on the Plan of "Peppertree" Creekside Meadows Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, Book 6874, Page 354, and Book 7610, Page 973, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Pages 128 through 130, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Nicole D. Thrift, unmarried, by Deed from Yoram Limor, married, of record in Instrument No. 20000721-0072314, Register's Office for Davidson County, Tennessee. The said Nicole D. Thrift having since married and now being Nicole Negvesky. Nicole Negvesky being one and the same person as Nicole D. Negvesky and Nicole D. Thrift Negvesky.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of "Peppertree" Creekside Meadows, of record as aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

Christopher Negvesky, spouse of the above named Nicole Negvesky, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.