Davidson County DEEDWARR
Recvd: 09/08/03 11:21 2pgs
Fees:13.00 Taxes:325.23

20030908-0130739

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42375

**WARRANTY DEED**

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 3 DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-24-04

**THIS INSTRUMENT WAS PREPARED BY**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **AMANDA J. WALLACE**<br>**810 Bellevue Road, #175**<br>**Nashville, TN 37221** | | **142-6-A-175** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **R. CHRISTOPHER SHERROD and spouse, ANGELA RENAE SHERROD**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA J. WALLACE**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT**

**A Condominium Apartment in Davidson County, Tennessee, being Unit No. 175 of Building No. 20, together with Garage #3 of Peppertree Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4675, Pages 128-130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.**

**BEING the same property conveyed to R. Christopher Sherrod and spouse, Angela Renae Sherrod, by deed from Robert H. Bush and spouse, Anne Bush, of record in Book 10804, page 325, Register's Office for Davidson County, Tennessee.**

**This property is improved property known as 810 Bellevue Road, #175, Nashville, TN 37221**

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 OUR HANDS THIS 3 DAY OF SEPTEMBER, 2003.**

X R. Christopher Sherrod
**R. CHRISTOPHER SHERROD**

X Angela Renae Sherrod
**ANGELA RENAE SHERROD**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named R. CHRISTOPHER SHERROD and spouse, ANGELA RENAE SHERROD, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN MAYO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.