This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060173

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:

same

Davidson County DEEDWARR
Recvd: 03/27/06 10:08 2 pgs
Fees:13.00 Taxes:307.10

20060327-0034357

New Owner is:
Randall Clapper
810 Belleview Road #227
Nashville, TN 37221

MAP: 142-06-0-A
PARCEL: 227.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gregg Guerreno, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Randall Clapper, an unmarried person**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Building No. 35, Unit No. 227, and Garage No. 227G of "Peppertree" Creekside Meadows Condominiums, a horizontal property regime established by Master Deed of record in Book 4834, at page 257, as amended in Book 4984, page 174; Book 5045, page 800; Book 5986, page 80; Book 5259, page 5; Book 6874, page 354; & Book 7610, page 973, the Plat of which is of record in Plat Book 4675, page 128-130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregg Guerreno from Frank Guerreno, Jr., and Edna Guerreno by Quitclaim Deed dated January 16, 2001 and recorded January 16, 2001 in Instrument No. 20010116-0004690, Register's Office for Davidson County.

This conveyance is subject to Master Deed of record in Book 4834, at page 257, as amended in Book 4984, page 174; Book 5045, page 800; Book 5986, page 80; Book 5259, page 5; Book 6874, page 354; & Book 7610, page 973; and all matters of record on plat in Plat Book 4675, page 128-130, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

G.G.
Sellers Init.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of March, 2006.

GRANTOR:

Gregg Guerreno

Gregg Guerreno

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gregg Guerreno**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Witness my hand and seal on this the 17th day of March, 2006

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Randall N Clapper
Affiant

SWORN TO and subscribed before me this 17th day of March, 2006

Peggy S. Hill
NOTARY PUBLIC
My commission expires:
7-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009