WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/06 08:57 2 pgs
Fees:13.00 Taxes:329.30

20060417-0042965

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2008

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Kathy Renee Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2006.

Joyce Jordan
Notary Public

MY COMMISSION EXPIRES: 9-23-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Susan B. Evans, Attorney at Law American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHY RENEE GREEN	KATHY RENEE GREEN	142-06-B263
(NAME)	(NAME)	
810 Bellevue Road	810 Bellevue Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **JUDY C. POWELL, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHY RENEE GREEN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, AS FOLLOWS: BUILDING NO. 46, UNIT NO. 263 AND GARAGE NO(S) 3 ON THE PLAN OF "PEPPERTREE", CREEKSIDE MEADOWS CONDOMINIUMS OF RECORD IN BOOK 4675, PAGES 128 THROUGH 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL BEING MORE PARTICULARLY DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 4834, PAGES 257 THROUGH 312, AS AMENDED AND THE CHARTER OF CREEKSIDE MEADOWS ASSOCIATION, INC. OF RECORD IN BOOK 4836, PAGE 610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO ALL TERMS AND CONDITIONS OF SAID MASTER DEED AND BY-LAWS, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO JUDY C. POWELL, UNMARRIED BY WARRANTY DEED FROM LARRY D. WARD AND WIFE, TERESA J. WARD, RECORDED ON THE 4TH DAY OF NOVEMBER, 1998 IN DEED BOOK 11188, PAGE 212, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road, Nashville, TN 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 hand this 3rd day of April, 2006.

Judy C. Powell
JUDY C. POWELL

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JUDY C. POWELL with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this.

Commission expires: 9-23-08

Joyce Jordan
Notary Public



My Commission Expires SEPT. 23, 2008