WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/07 11:01 2 pgs
Fees:13.00 Taxes:347.80

20070413-0044627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Maria F. Guess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2007.

Mandy R. Baird
Notary Public

MY COMMISSION EXPIRES: 7/29/09
(AFFIX SEAL)

Mandy R. Baird
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carol Taffaro	NEW OWNER	**MAP 142-6-A**
(NAME) **810 Bellevue Road Unit #169**	(NAME)	**PARCEL 169.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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, WE, **ALICE R. CAIN, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROL TAFFARO, UNMARRIED,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 169 of Building No. 18, together with any interest Grantor may have in Garage #169G of Peppertree Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed of record in Book 4675, pages 128-130, said Register's Office, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Alice R. Cain (Formerly known as Alice Raye Cain-Smith) by Quitclaim Deed from Joseph David Wilson, filed for record September 7, 2001 as Instrument No. 20010907-0097367, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 4675, pages128-130, said Register's Office; (c) Master Deed and By-Laws contained in Book 4834, page 257, amended in Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6237, page 644; Book 6535, page 723; Book 6874, page 354, and Book 7610, page 973, said Register's Office; and (d) Charter of record in Book 4836, page 610, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 810 Bellevue Road Unit #169, 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 27th day of March, 2007.

Alice R. Cain
Alice R. Cain

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Alice R. Cain the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2007.

Commission expires:



Terri D. Jackson

Notary Public