# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/07 14:31 3 pgs
Fees:18.00 Taxes:347.80
20070514-0057587

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

*Affiant*

Subscribed and sworn to me on May 11, 2007.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22453SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Katherine L. Simon<br>810 Bellevue Road #261<br>Nashville, TN 37221 | SAME AS NEW OWNER | 142-6-B-261 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vladimir P. Zheltkov and wife, Natalya S. Zheltkov, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Katherine L. Simon, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Described property located in Davidson County, Tennessee to wit:

Building Number 46, Unit Number 261 and Garage Numbers 1 & 2, on the Plan of Peppertree Creekside Meadows Condominiums of record in Book 4675, pages 128 and 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets or other improvements therein 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 in Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5 and Book 6535, page 723, Register's Office for Davidson County, Tennessee, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, of said Register's Office.

Being the same property conveyed to Vladimir Zheltkov and wife, Natalya Zheltkov, by Substitute Trustee's Deed dated March 21, 2007, from Shapiro & Kirsch, LLC, as Substitute Trustee, of record as Instrument No, 20070330-0038392, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. The premises herein described is a condominium apartment established pursuant to 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 interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of "Peppertree", Creekside Meadows Condominiums of record in Book 4854, pages 257-312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, and Book 6535, page 723, Register's Office for Davidson County, Tennessee.
4. By-Laws appended thereto of record in Book 4834, page 297, Register's Office for Davidson County, Tennessee.
5. Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.
6. Easement and setback lines as shown on the Plan of record in Book 4675, pages 128-130, Register's Office for Davidson County, Tennessee.
7. All terms and conditions of the Charter of Creekside Meadows Association, Inc., of record in Corporation Book Volume 0-30, page 370, in the Office of the Secretary of State of the State of Tennessee and recorded in Book 4836, page 610, Register's Office for Davidson County, Tennessee.
8. Rights of others in and to the common elements.
9. Subject to the liens for any unpaid assessments and/or special assessments.

This property is also known as improved property located at 810 Bellevue Road #261, 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 GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on May 11, 2007.

**Vladimir P. Zheltkov**

**Natalya S. Zheltkov**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On May 11, 2007, before me personally appeared Vladimir P. Zheltkov and Natalya S. Zheltkov to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on May 11, 2007.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

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