WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 87,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29th** DAY OF **February, 2008** Notary Public MY COMMISSION EXPIRES: 3/21/2011 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/12/08 09:26 2 pgs
Fees:13.00 Taxes:321.90
20080312-0024808

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-020022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vytautas N. Mickevicius and Evguenia M. Zaboikina	SAME	**142-6A-166.00CO**
(NAME) **810 Bellevue Rd.**	(NAME)	
(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, **Patricia J. Shippee,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vytautas N. Mickevicius and Evguenia M. Zaboikina,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING NO. 18 UNIT NO. 166, AND GARAGE NO. 1, ON THE PLAN OF "PEPPERTREE," CREEKSIDE MEADOWS CONDOMINIUMS OF RECORD IN BOOK 4675, PAGES 128-130, SAID REGISTER'S OFFICE, TOGETHER WITH ALL FIXTURES, APPLIANCES, WALLCOVERINGS, 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 257-312, AS AMENDED IN BOOK 4984, PAGE 174; BOOK 5045, PAGE 800; BOOK 5086, PAGE 80; AND BOOK 5259, PAGE 5, SAID REGISTER'S OFFICE, AND THE CHARTER OF CREEKSIDE MEADOWS ASSOCIATION, INC., OF RECORD IN BOOK 4836, PAGE 610, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA J. SHIPPEE, A SINGLE PERSON BY WARRANTY DEED FROM LISA R. PHILLIPS, A SINGLE PERSON, RECORDED ON THE 16TH DAY OF SEPTEMBER, 1998 IN DEED BOOK 11115, PAGE 132, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **810 Bellevue Rd., Unit 166, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **February, 2008**.

Patricia J. Shippee by Lisa Ann Berry
Atty-In-Fact

Patricia J. Shippee by Lisa Ann Berry
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 29th day of February, 2008, before me personally appeared Lisa Ann Berry, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Patricia J. Shippee and who acknowledged that he/she executed the same as the free act and deed of the said Patricia J. Shippee, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *, page _____, said Register's Office..

*20080312-0024807

Witness my hand and official seal this 29th day of Feb., 2008.

NOTARY

My Commission Expires: 3/7/2011

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN