(2)

McCann & Hubbard
1004 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/08 11:20 2 pg
Fees:13.00 Taxes:338.55
20080611-0060154

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$91,500.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2008.

Notary Public

My commission expires: 1/24/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Martha L. Castillo Bustos	**SUNTRUST MORTGAGE, INC.**	**142-06-0-A-162co**
810 Bellevue Road, #162	**P.O. Box 79041**	
Nashville, TN 37221	**Baltimore, MD 21279-0041**	

FOR AND IN 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,

Katherine M. Peplowski Ritz , a~~XXX~~married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha L. Castillo Bustos, a single 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 162, Building 17 together with garage designated No. 162G of the "Peppertree" Creekside Meadows Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for "Peppertree", Creekside Meadows Condominiums, of record in Book 4834, Page 257, and as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80. Book 5259, Page 5, Book 6874, Page 354 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4834, page 297 and as amended in Book 6237, Page 644 and Book 6535, Page 724, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675-, pages 128-130, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Katherine M. Peplowski, an unmarried woman, by Warranty Deed from Aldon E. Cheatham and Leslie Cheatham, husband and wife, of record in Instrument No. 20050804-0091932, Register's Office for Davidson County, Tennessee. The said Katherine M. Peplowski having since married, now being known as Katherine M. Peplowski Ritz.

THIS conveyance is subject to all 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, of record aforementioned; also subject to easements, rights and interest 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 building thereon; and also including without limitations 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 aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Katherine M. Peplowski Ritz, pursuant to a Power of Attorney executed by same on the 29th day of May, 2008, of record in Instrument No. 20080611-0060153, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is Improved (X) unimproved (_) property, known as: **810 Bellevue Road, #162, 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 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 **5th** day of **June, 2008.**

Katherine M. Peplowski Ritz

Katherine M. Peplowski Ritz
By: JTC, Atty in Fact
John T. Cook, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for John T. Cook, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Katherine M. Peplowski Ritz for the purpose therein contained, by signing the name of Katherine M. Peplowski by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of June, **2008.**

Jenna Williams

Notary Public

My Commission Expires: 10/17/09

JENNA WILLMS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.