36015

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/09 08:11 3 pgs
Fees:18.00 Taxes:314.50
20090126-0006252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-16-2011

(AFFIX SEAL)

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vahida Barisic	Bank of America	142-6B-213
(NAME)	(NAME)	
810 Bellevue Road, Unit 213	9000 Southside BLVD	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Jacksonville, FL 32256	
(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, Andie A. VanArsdale (F.K.A Andie A. Hopper) and husband, Zackery VanArsdale, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vahida Barisic, 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, being Unit No. 213, Building 32, and Garage No. 1, on the plan of "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, of record in Book 4834, page 257, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, Page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354, and Book 7610, Page 973, Register's Office for Davidson County, Tennessee, 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 plat of "Peppertree" Creekside Meadows Condominiums, as of record in Book 4675, pages 128 through 130, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Andie A. Hopper, by deed of record in Instrument No. 200201220008603, Register's Office for Davidson County, Tennessee. Andie A. Hopper now known as Andie A. VanArsdale.

Zackery VanArsdale joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road #213, 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 23rd day of January, 2009.

Andie A. VanArsdale

Zackery VanArsdale

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andie A. VanArsdale and Zackery VanArsdale with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the wihin instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 2009.

Commission expires: 3-20-2010

Notary Public



I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY