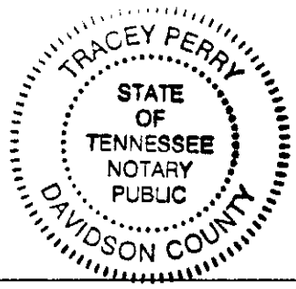
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2010

Notary Public

MY COMMISSION EXPIRES: 5-2-11

(AFFIX SEAL)

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
William C. McBride	Farmers Bank & Trust	142-6A-305
(NAME)	(NAME)	
810 Bellevue Rd. #305	330 Mayfield Drive. Ste. C-6	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Franklin, Tn 37067	
(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, Joelle M Allen and husband, Steven P. Hernandez HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. McBride, an unmarried man, 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:

Building No. 58, Unit No. 305 and Garage No(s). 1 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, page 128 through 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; Book 6237, page 644; Book 6874, page 354 and Book 7610, page 973, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Joelle M. Allen, by deed of record in Instrument No. 200511220140929, Register's Office for Davidson County, Tennessee.

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

Steven P. Hernandez 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 instrument is executed on behalf of Joelle Allen and Steven P. Hernandez by Jeanie Johnson as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100430003287? the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road Apartment 305, 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.

BILL GARRETT, Davidson County
Trans:T20100025812 DEEDWARR
Recvd: 04/30/10 09:04 2 pgs
Fees:13.00 Taxes:332.63
20100430-0032878

Witness my hand this 16th day of April, 2010.

Joelle M Allen by Jeanie Johnson, her attorney in fact

Steven P. Hernandez by Jeanie Johnson, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of April, 2010, before me personally appeared Jeanie Johnson, the person who executed the foregoing instrument on behalf of Joelle M. Allen and Steven P. Hernandez and who acknowledged that she executed the same as the free act and deed of the said Joelle M. Allen and Steven P. Hernandez, through Power of Attorney granted her by the said Joelle M. Allen and Steven P. Hernandez.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2010.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County