BILL GARRETT, Davidson County
Trans:T20110079671 DEEDWARR
Recvd: 12/16/11 10:29 2 pgs
Fees:13.00 Taxes:180.75
20111216-0098037

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11913

Send Tax Bills To:
Andrew Nelson
119 West 72nd Street #111
New York, NY 10023

New Owner is:
Andrew Nelson
810 Bellevue Road #180
Nashville, TN 37221

MAP: 142-06-0A

PARCEL: 180.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Victoria M. Cain, unmairred**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Andrew Nelson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **810 Bellevue Road #180, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 180, Building No. 22, Garage No. 2 of "Peppertree" - Creekside Meadows Condominiums, a horizontal property regime established by 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 and Book 7610, Page 973, the Plat of which is of record in Plat Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Victoria M. Cain, a single person, by Warranty Deed from Buntwal Somayaji and wife, Sumedha Somayaji dated 3/30/94 and recorded 4/11/94 in Book 9307, Page 395, Register's Office for Davidson County, Tennessee.

VMC

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of December, 2011.

GRANTOR(S):

Victoria M Cain

VICTORIA M. CAIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Victoria M. Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of December, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$48,850.00**.

Rita Bauer

AFFIANT

SWORN TO and subscribed before me this 15th day of December, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: _____