THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12050989** BILL GARRETT, Davidson County Trans:T20120062285 DEEDWARR Recvd: 08/21/12 09:22 3 pgs Fees:18.00 Taxes:166.50 20120821-0074863	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $45,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2012. Notary Public My Commission Expires: May 19, 2014 JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Alex Prince 810 Bellevue Road #182 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-06-0A-182.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall P. Kozak and wife Currin M. Kozak, and Jan K. Duckworth and Jeffrey S. Duckworth, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Alexander Prince**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building 22, Unit 182, and garage space 182G, Peppertree, Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834. Page 257, 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 7619, page 973, Register's Office for said County, as provided by Tennessee Code Annotated §64-2701 et seq., and as shown on the Plat of record in 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 Sadie Kozak, a one-half (1/2) undivided interest and David C. Kozak, a one-half (1/2) undivided interest as tenants in common by deed from Jeff Segar and wife Kathleen Susan Segar of record in Book 5250, page 879, Register's Office for Davidson County, Tennessee, dated February 8, 1978. The said David C. Kozak having since died. And being the same property conveyed to Randall P. Kozak and wife Currin M. Kozak, a 25% interest and Jan K.. Duckworth and husband, Jeffrey S. Duckworth, a 25% interest by Quitclaim Deed from Sadie F. Kozak, a single woman of record in Instrument 200212310162672, Register's Office for Davidson County, Tennessee, dated December 31, 2002. And further, being the same property conveyed to Randall P. Kozak and wife Currin M. Kozak, an additional 25% interest and Jan K. Duckworth and husband, Jeffrey S. Duckworth , an additional 25% interest by Quitclaim deed from Sadie F. Kozak, a single woman of record in Instrument 200301230009442, Register's Office for Davidson County, Tennessee, dated January 15, 2002.

The execution of this instrument is effected by the signature of Randall P. Kozak as Attorney in Fact for Jan K. Duckworth, which Power of Attorney is recorded in Instrument No 20120821-0074860, said Register's Office.

The execution of this instrument is effected by the signature of Randall P. Kozak as Attorney in Fact for Jeffrey S. Duckworth, which Power of Attorney is recorded in Instrument No 20120821-0074859, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (a), (d), and (e) unless a satisfactory survey and inspection of the premises is made:

Taxes for the year 2012 a lien, not yet due and payable.

All matters shown on the Plan of record in Book 4675, pages 128 thru 130, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to 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; also subject to the 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 buildings 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 Meadowsof record in Book 4834, Page 257,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 7619, page 973, Register's Office for Davidson County, Tennessee.

Charter for HOA in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

By-Laws in Book 4834, page 297, amended in Book 5259, page 5, Book 6237, page 644 and Book 6535, page 724, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances to Metropolitan Government of Davidson County in Instrument 2005060300365549, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 810 Bellevue Road #182 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2012.

Randall P. Kozak

Currin M. Kozak

Jan K Duckworth by Randall P Kozak as Attorney in Fact

Jeffrey S Duckworth by Randall P Kozak as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall P. Kozak and Currin M. Kozak, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2012.

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Randall P Kozak,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Jan K Duckworth and Jeffrey S Duckworth,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of August, 2012.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY