BILL GARRETT, Davidson County
Trans:T20130090752 DEEDWARR
Recvd: 10/22/13 11:44 2 pgs
Fees:13.00 Taxes:159.56
20131022-0110087

WARRANTY DEED

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $43,125.00.

Affiant

Subscribed and sworn to before me this 18th day of October, 2013

Notary Public
My Commission expires: 1-11-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ayshawn Sidigyar	Ayshawn Sidigyar	142-06-0-A-176.00CO13
810 Bellevue Road #~~176~~251	810 Bellevue Rd # 251	
Nashville, TN 37221	Nashville, TN 37221	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **First Jordan, FLP, as Trustee of The 810 Bellevue Road Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ayshawn Sidigyar**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Building 21, Unit 176, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701 et seq., and as shown on the plat of "Peppertree", Creekside Meadows Condominiums, as recorded in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Also included is an unencumbered undivided one-two hundred and thirteenths (1/213ths) of all the general common elements as described in the Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, and subject to all the terms, conditions and restrictions contained therein. Garage Space 176G and the other limited common elements as provided by the Master Deed in Book 4834, page 257, and shown on the Plat of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee are included for the exclusive use of the Grantee.

Being the same property conveyed to First Jordan, FLP, as Trustee of The 810 Bellevue Road Trust by deed from Nancy V. Swanks, a single woman, on October 9, 2013, of record in Instrument Number 20131014-0107468 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4675, page 128 - 130, and Book 4675, page 52, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions contained in The Master Deed and By-Laws of Creekside Meadows as set forth in instrument recorded in Book 4834, page 257 thorugh 312, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

This is improved property known as: **810 Bellevue Road #176, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 18, 2013.

First Jordan, FLP, as Trustee of The 810 Bellevue Road Trust,

By Dan Lain

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 18th day of October, 2013, before me personally appeared Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of First Jordan, FLP, Trustee for The 810 Bellevue Road Trust, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of October, 2013.

Notary Public
My Commission Expires July 3 2017

Davidson County
Denese Legleza
STATE OF TENNESSEE NOTARY PUBLIC