WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049584 DEEDWARR
Recvd: 07/11/14 10:47 2 pgs
Fees:13.00 Taxes:299.70

20140711-0061183

R-VRES-14-810-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carrie E. Bilyeu **Karen A. Glaus**	**Same as New Owner**	
(NAME) **1187 Lewisburg Pike**	(NAME)	**142-06-0B-304.00-C O**
(ADDRESS) **Franklin, TN 37064**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WENDY M. ROTH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CARRIE E. BILYEU, UNMARRIED, AND KAREN A. GLAUS, UNMARRIED, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 304, Building No. 57, and Garage No. 4 on the Plan of Peppertree - Creekside Meadows Condominiums of record in Plat Book 4675, Pages 128 through 130, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wendy M. Roth, unmarried by deed from Juanita Green, unmarried of record in Instrument No. 20130926-0101097 Register's Office for Davidson County, Tennessee, dated September 19, 2013 and recorded on September 26, 2013.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 4675, Page (s) 128 through 130, inclusive, Register's Office for Davidson County, Tennessee.
- Horizontal Property Regime of Peppertree - Creekside Meadows Condominiums of record in Book 4834, Page 257, as amended in Book 5086, Page 80, Book 6874, Page 354 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee.
- By-Laws of Creekside Meadows Association of record in Book 5259, Page 5 amended in Book 6237, Page 644, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Creekside Meadows Association of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20040603-0065549, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Bellevue Rd, #304, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF JULY, 2014.

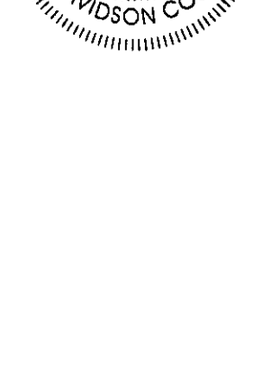
Wendy M. Roth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDY M. ROTH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212