WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067396 DEEDWARR
Recvd: 09/10/14 11:23 2 pgs
Fees:13.00 Taxes:318.20
20140910-0082875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney E. Black	Rodney E. Black	142-06-A-182.00 CO
(NAME)	(NAME)	
810 Bellevue Road Apartment 182	810 Bellevue Road Apartment 182	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, I, **John Alexander Prince**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney E. Black**, a single 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:

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 6237, page 644; Book 6535, pages 723 and 724; Book 6874, page 354 and Book 7610, page 973, Register's Office for said County, as provided by Tennessee Code Annotated Section 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 John Alexander Prince by Warranty Deed from Randall P. Kozak and wife Currin M. Kozak, and Jan K. Duckworth and Jeffrey S. Duckworth, wife and husband, dated August 17, 2012, of record in Instrument No. 20120821-0074863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 4675, pages 128-130, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to all 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, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 Meadows Condominiums, of record in Book 4834, page 257; Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6237, page 644; Book 6535, pages 723 and 724; Book 6874, page 354 and Book 7610, page 973, Register's Office for Davidson County, Tennessee; Articles of Incorporation/ Charter of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee, and Easement for sanitary sewers and or storm drainage of record in Instrument No. 20040603-0065549, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road Apartment 182, 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.

Witness my hand this 5th day of September, 2014.

John Alexander Prince

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John Alexander Prince , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of September, 2014.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017