STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2014.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G14-10014D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140073964 DEEDWARR
Recvd: 10/01/14 15:23 2 pgs
Fees:13.00 Taxes:305.25
20141001-0090740

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Timothy Baxter and Karen Keith Baxter, Trustees of the Baxter Trust established September 26, 2014 (NAME)	Timothy Baxter and Karen Keith Baxter, Trustees of the Baxter Trust established September 26, 2104 (NAME)	142-6-B-293 CO
810 Bellevue Road #293 (STREET ADDRESS)	1706 Kipling Dr. (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Andrew B. Ross**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Baxter and Karen Keith Baxter, Trustees of the Baxter Trust established September 26, 2014, 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 No. 55, Unit 293, and Garage No(s). 1, on the plan of "PEPPERTREE" CREEKSIDE MEADOWS CONDOMINIUMS, as shown by plat of record in Plat Book 4675, Page 128-130, in the Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets and other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, page 257 through 312, as amended in Book 4894, page 174, Book 5045, page 800, Book 5086, page 80, and Book 5259, page 5, RODC and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, page 610, said Register's Office.

BEING the same property conveyed to Andrew B. Ross, unmarried from Charles H. Watkins, Jr., by Deed dated April 14, 2000, as Instrument No. 20000414-0037853, in the Register's Office for Davidson County, Tennessee.

Martha S. Ross joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4675, page 128-130, Register's Office for Davidson County, Tennessee.

3. The premises herein 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; 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of "Peppertree" Creekside Meadows Condominiums and recorded in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5259, page 5, Book 5086, page 80, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354, and Book 7610, page 973, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.
5. Easement to Comcast of Nashville as recorded in Instrument No. 20140902-0079894, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 810 Bellevue Road #293, Nashville, TN 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 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. Whenever 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 30th day of September, 2014.

Andrew B. Ross

September 30, 2014
Date

Martha S. Ross

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 30th day of September, 2014.

My Commission Expires: 8/27/18

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066