WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079925 DEEDWARR
Recvd: 10/23/14 10:40 2 pgs
Fees:13.00 Taxes:333.00
20141023-0097813

R-VRES-14-810-178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 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)
Katherine M. Ross	**Same as New Owner**	
(NAME) **810 Bellevue Road, #178**	(NAME)	**142060A17800CO**
(ADDRESS) **Nashville, TN 37221**	(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 **TRACIE ANN SHAFER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATHERINE M. ROSS, UNMARRIED,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as Building 21, Unit 178 "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of Record in Book 4834, Page 257, said Register's Office, as provided by Tennessee Code Annotated 64-2701 et seq. and as shown on the Plat of Peppertree Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, said Register's Office 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, said Register's Office and subject to all the terms, conditions and restrictions contained therein. Garage space 178G 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, said Register's Office, are included for the exclusive use of the Grantee.

Being the same property conveyed by Quit Claim Deed from Tracie Ann Carter n/k/a Tracie Ann Shafer, a now married woman to Tracie Ann Shafer, a married woman as recorded on the 29th day of June, 2004 in Instrument No. 20040629-0076743 and Warranty Deed from Elvis H. Cherry, an unmarried person to Tracie Ann Carter, an unmarried person as recorded on the 9th day of June, 1998 in Deed Book 10968, Page 150, in the Register's Office of Davidson County, Tennessee.

Philip Shafer, spouse of Tracie Ann Shafer, joins herein to convey any and all marital interest he may have in the above-described property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015..
- Plat of "PEPPERTREE", CREEKSIDE MEADOWS, as recorded in Plat Book 4675, Page(s) 128-130, said Register's Office.
- Master Deed establishing "PEPPERTREE", CREEKSIDE MEADOWS Condominium of record in Book 4834, Page 257, Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, Book 6237, Page 644, Book 6535, Page 724, Book 6874, Page 354 and Book 7610, Page 973, said Register's Office.
- Charter recorded in Book 4836, Page 610, said Register's Office.
- Affordability Restrictions Agreement recorded in Book 10968, Page 173, said Register's Office.
- Easement recorded at Instrument No. 20040603-0065549, said Register's Office.
- Grant of Easement recorded at Instrument No. 20140902-0079894, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Bellevue Road, #178, 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 20th DAY OF OCTOBER, 2014.

Tracie Ann Shafer

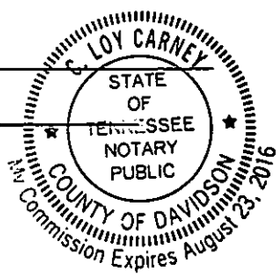
Philip Shafer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACIE ANN SHAFER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 of October, 2014.

Notary Public
My Commission Expires:
(SEAL)

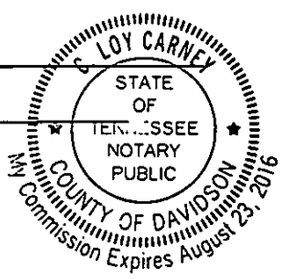


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP SHAFER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 of October, 2014.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
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