WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091108 DEEDWARR
Recvd: 12/05/14 09:32 2 pgs
Fees:13.00 Taxes:329.30
20141205-0111516

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph B. Salamon and wife, Maria C. Salamon,	Joseph B. Salamon and wife, Maria C. Salamon,	142060a31000CO
(NAME)	(NAME)	
136 Woodcreek Drive East	136 Woodcreek Drive East	
(ADDRESS)	(ADDRESS)	
Safety Harbor, FL 34695	Safety Harbor, FL 34695	
(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, Richard Westrich, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph B. Salamon and wife, Maria C. Salamon, 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 Unit 310, Building 59, together with garage designated No. 3 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Plat Book 4675, pages 128 thru 130, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 'peppertree", Creekside Meadows Condominiums, a horizontal property regime established by master Deed and By-laws 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, said Register's office.

Being the same property conveyed to Richard Westrich, by deed of record in Instrument Number 20090708-0063843 Register's Office for Davidson County, Tennessee.

Subject to Charter of Incorporation of Creekside Meadows Association, Inc, of record in Book 4826, Page 610, Register's office for Davidson County, Tennessee. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contains in the Master Deed (and By-Laws) for "Peppertree Creekside Meadows Condominiums, 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, Book 7610, Page 973, Register's office for Davidson County, Tennessee. Terms and limitations imposed by Tennessee Horizontal property Act, T.C.A. 66-27-101, et seq. All matters appearing on Plan of record in Book 4675, pages 128 thru 130, Register's office for Davidson County, Tennessee. Easement executed by Creekside Meadows HOA to Comcast recorded in 20140902-0079894, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road Apartment 310, 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 18 day of December, 2014.

Richard Westrich

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 18 day of December, 2014.

Commission expires: 3-23-2018

Notary Public

DAVID PRESTON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF105236
Expires 3/23/2018