THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15033249** BILL GARRETT, Davidson County Trans:T20150022531 DEEDWARR Recvd: 03/27/15 11:23 2 pgs Fees:13.00 Taxes:296.00 20150327-0026583	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2015. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Suann C. Alexander 810 Bellevue Road Unit 271 Nashville TN 37221	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 142-06-0B-271.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan W. Bigham, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suann C. Alexander, unmarried,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Building No. 48, Unit 271 of "Peppertree" Creekside Meadows Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 675 Pages 128 through130, inclusive, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Susan W. Bigham by Warranty deed from Juaquita E. Jackson, unmarried of record in Instrument No. 20040302-0023590 Register's Office for Davidson County, Tennessee, dated February 27, 2004 and recorded on March 02, 2004.

The execution of this instrument is effected by the signature of Steve Miller as Attorney-in-fact for Susan W. Bigham, which Power of Attorney is recorded in Instrument Number 20150327-0026582, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 128 through 130, inclusive, Register's Office for Davidson County, Tennessee.

The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 and By-Laws establishing a Horizontal Property Regime of "Peppertree" Creekside Meadows Condominiums of record in Book 4834, Page 257 , as 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 Davidson County, Tennessee.

Charter of Creekside Meadows Homeowner's Association of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20140902-0079894, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20040603-0065549, in the Register's Office for Davidson County, Tennessee.

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 810 Bellevue Road Unit 271 Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2015.

Susan W. Bigham By Steve Miller as Attorney in fact.
Susan W. Bigham by Steve Miller as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Miller, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Susan W. Bigham, of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of March, 2015

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018