27064-8

return to: John T. Cook, P.C.
2927 Berry Hill Dr.
Nashville, TN 37204

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150030343 DEEDWARR
Recvd: 04/22/15 09:04 2 pgs
Fees: 13.00 Taxes: 340.40
20150422-0035813

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kari M. Madden	Farmington Mortgage, a Division of Capstar Bank	142-06-OA-104.00
(NAME)	(NAME)	
810 Bellevue Road, 104	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Denise Harvey and Fred Harvey, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kari M. Madden, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 104, Building No. 2 together with Garage designated as No. 1 on the Plan of Peppertree-Creekside Meadows Condominiums, as shown by plat appearing of record in Plat Book 4675, Pages 128-130,, and being further established by the Master Deed 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 6535, Page 723, Book 6874, Page 354 and Book 7610, Page 973, all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Denise Harvey and Fred Harvey, as wife and husband by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 3/7/2012 recorded 3/8/2012 of record in Instrument No. 20120308-0020315, in the Register's Office for Davidson county, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4675, Pages 128-130, in the Register's Office for Davidson County, Tennessee.
Declaration of Condominium of Peppertree Creekside Meadows Condominiums, and all exhibits

attached thereto and recorded of record in Book 4834, Page 257; Book 4984, Page 174; Book 5045, Page 800; Book 5259, Page 5; Book 6535, Page 723; Book 5086, Page 80; Book 6237, Page 644; Book 6535, Page 724; Book 6874, Page 354; Book 7610, Page 973, in the Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.
Grant of Easement recorded in Instrument No. 20140902-0079894, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 810 Bellevue Road, 104, 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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 17th day of April, 2015.

Denise Harvey

Fred Harvey

State of Tennessee
County of Williamson

Personally appeared before me Denise Harvey and Fred Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of April, 2015.

Notary Public Donald R. Barrett
My Commission Expires: 8/27/17

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON DONALD R. BARRETT JR.

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064