BILL GARRETT, Davidson County
Trans:T20150065198 DEEDWARR
Recvd: 08/06/15 10:03 2 pgs
Fees:13.00 Taxes:403.30
20150806-0078290

PREPARED BY (AND RETURN TO):

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Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57675
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradley Gordon Christina Gordon 810 Bellevue Road #275 Nashville, TN 37221	Movement Mtg. LLC 841 Seahawk Cr. Virginia Beach, VA 23452-7804

TAX MAP PARCEL NUMBERS: 142060B27500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$109,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara S. Sutherland**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley Gordon and Christina Gordon, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 275, Building No. 49, together with Garage Space 275 G, of "Peppertree" Creekside Meadows, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 475, pages 128, 129 and 130, 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 Barbara S. Sutherland, unmarried, by Warranty Deed from Robin Sadler Baker and husband, Larry E. Baker, dated November 24, 1992 and recorded on November 25, 1992, of record in Book 8796, page 790, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 475, pages 128, 129 and 130, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5254, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354, Book 7610, page 973, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Easement for sanitary sewer, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No. 20040603-0065549, said Register's Office; Easement to Comcast of Nashville of record in Inst. No. 20140902-0079894, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This is improved property, known as 810 Bellevue Road, # 275, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2015.

Barbara S. Sutherland

Barbara S. Sutherland

State of Tennessee

County of Davidson

On this 30th day of July, 2015, before me the undersigned authority, personally appeared Barbara S. Sutherland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $109,000.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2015

Notary

My Commission Expires: _____

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires March 31, 2018