THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20150090574 DEEDWARR
Recvd: 10/23/15 14:53 3 pgs
Fees:18.00 Taxes:623.45
20151023-0108185

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $168,500

Judy S McPeak
AFFIANT
Subscribed and sworn to before me this 23 day of October, 2015.

Notary Public
My Commission Expires:
7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Judy S. McPeak 210 Myhr Green Nashville, TN 37221	Owner	142-07-C-006.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

JOHN W. JORDAN, TRUSTEE of the John W. and Emily W. Jordan Revocable Trust dated February 21, 2014

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

JUDY S. MCPEAK, a married person

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, and Certificate of Correction and Affidavit, of record in Book 7467, Page 279, and as amended in Book 7482, Page 312, and in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws

appended thereto, of record in Book 7184, Page 71 said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to **JOHN W. JORDAN and spouse, EMILY W. JORDAN** by deed from **YVONNE C. BALLS, unmarried**, dated June 1, 1999, of record in Book 11506, Page 797, Register's Office for Davidson County, Tennessee. Being further conveyed to **JOHN W. JORDAN, TRUSTEE** of the John W. and Emily W. Jordan Revocable Trust dated February 21, 2014 by Quitclaim Deed from **JOHN W. JORDAN and spouse, EMILY W. JORDAN**, dated February 21, 2014, of record in Instrument #20140306-0018834, said Register's office.

THIS conveyance is subject to all easements, restrictive covenants and conditions, and other matter of record, and the following exceptions:

1. Davidson County taxes and assessments for 2016 and subsequent years.

2. All matters shown on the Plan as set out on Exhibit "C" to the Master Deed of record in Book 7184, Page 44, said Register's Office.

3. All matters shown on the Revised Boundary Plat of Ashley Green of record in Book 6900, Page 978, said Register's Office.

4. All conditions, covenants, restrictions, options, burdens, easements, assessments, special assessments, charges and liens, contained in the Master Deed for Ashley Green of record in Book 7184, Page 44, and Certificate of Correction and Affidavit of record in Book 7467, Page 279, and as amended in Book 7482, Page 312, and in Instrument No. 20111101-0084880, said Register's Office.

5. By-Laws of Ashley Green Homeowners' Association, Inc. of record in Book 7184, Page 71, said Register's Office.

6. Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, Page 511, said Register's Office.

7. Perpetual Easement for Highway Purposes and Drainage Easement of record in Book 5407, Page 643, said Register's Office.

8. Sewer Easement of record in Book 6483, Page 907, said Register's Office.

9. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20060724-0088823, said Register's Office.

BEING improved property, known as 210 Myhr Green, 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 GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind itself, it's successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23rd day of October, 2015.

John W Jordan Trustee
JOHN W. JORDAN, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John W. Jordan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Trustee of the John W. and Emily W. Jordan Revocable Trust dated February 21, 2014** and that he executed the within instrument, in the capacity named above, for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2015.

David A. Childress
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2019