# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103084 DEEDWARR
Recvd: 12/07/15 09:22 2 pgs
Fees:13.00 Taxes:388.50
20151207-0122831

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 3-6-19

(AFFIX SEAL) MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

**THIS INSTRUMENT WAS PREPARED BY**

**Lawyer's Escrow Service, Inc.**
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John I House | Mortgage Research Center, LLC, ISAOA | Map 142-6-B |
| (NAME) | (NAME) | |
| 810 Bellevue Rd Apt. 267, Bldg 47 | 1400 Veterans United Drive | Parcel 267.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Columbia, TN 65203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew J. Milam, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John I House, an unmarried man,** 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 Building No. 47, Unit No. 267 and Garage No. 267 G on the Plan of "Peppertree" Creekside Meadows Condominiums as shown Plan of record in Book 4675 Pages 128-130 Register's Office for Davidson County, Tennessee and Condominium Created by Master Deed of record in Book 4984 Page 257 and as amended in Book 4984 page 174; Book 5045 page 800; Book 5086 page 80; Book 5259 Page 5; Book 6237 Page 64 and Book 7610 page 973 together with undivided interest in the common elements appurtenant thereto.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4675, page 128, said Register's Office; (c) Master Deed and Be-Laws contained 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 6536, page 724, Book 6874, page 354 and Book 7610, page 973, said Register's Office; and (d) Charter of record in Book 4836, page 610, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 810 Bellevue Rd Apt. 267, Bldg 47, 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/our hands this 4th day of December, 2015.

Matthew J. Milam

State of Tennessee
County of Davidson

Personally appeared before me Matthew J. Milam, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of December, 2015.

Notary Public

My Commission Expires: 7/8/19

File No.: 36130

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019