THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 15115804** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	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 30th day of November, 2015. Notary Public My Commission Expires: MARCH 25, 2018 JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Wayne Greer and Marcie Greer 810 Bellevue Road #251 Nashville TN 37221-2736	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-06-0B-251.00-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, **Ayshawn Sidiqyar, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wayne Greer and Maxie Greer, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 251, Building 42, of "Peppertree", Creekside Meadows Condominium, of record in Book 4675, Pages 128 through130, inclusive, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual Condominium Unit an undivided interest in and to the general and/or restricted common areas and facilities of "Peppertree" Creekside Meadows Condominium, as said areas are set forth and defined in Master Deed of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045 Page 800, Book 5006 Page 80, Book 5259 Page 5, Book 6237 Page 644, Book 6535 Page 723 and 724, and in Book 6874 Page 354 Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Ayshawn Sidiqyar by Special Warranty deed from U. S. Bank National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF7 of record in Instrument No. 20130107-0001753 Register's Office for Davidson County, Tennessee, dated December 27, 2012 and recorded on January 07, 2013.

Nigina Sidiqyar joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Ayshawn Sidiqyar.

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 2016 a lien, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20150104566 DEEDWARR
Recvd: 12/10/15 14:38 2 pgs
Fees:13.00 Taxes:388.50
20151210-0124519

Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 128, 129 and 130, 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 establishing a Horizontal Property Regime of Creekside Meadows 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, page 724, Book 6874, page 354 and Book 7610, Page 973 , Register's Office for Davidson County, Tennessee.

Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, 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.

Agreement regarding erection of fence of record in Book 5519, Page 80, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is improved property located at 810 Bellevue Road #251 Nashville TN 37221-2736

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 30th day of November, 2015.

Ayshawn Sidiqyar

Nigina Sidiqyar

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ayshawn Sidiqyar and Nigina Sidiqyar, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2015.

Notary Public
My Commission Expires: _____

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