Davidson County	DEEDWARR
Recvd: 02/05/16 14:14	4 pgs
Fees:23.00 Taxes:364.45	
20160205-0011492	

#32832

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32832-01-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $98,500.00. Mary Alice Kearley Affiant Subscribed and sworn to before me this 5th day of February, 2016. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Joseph B. Salamon Maria Cristina Salamon 810 Bellevue Road #299 Nashville, TN 37221	**Send Tax Bills To:** Joseph B. Salamon Maria Cristina Salamon 136 Woodcreek Drive East, Safety Harbor, FL 34695	**Tax Information:** Map and Parcel No.: 142 06 0 B 299 00CO

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, **Mary Alice Kearley, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph B. Salamon and Maria Cristina Salamon, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 810 Bellevue Road #299, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5th day of February, 2016.

Mary Alice Kearley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Alice Kearley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2016.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 299, Building No. 56, Together with garage designated No. 2, on the Plan of Peppertree Creekside Meadows Condominiums of record in Plat Book 4675, page 128 thru 130, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Peppertree Creekside Meadows Condominiums, a horizontal property regime established by Master Deed of record 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 6535, pages 723 and 724, Book 6874, page 354, and Book 7610, page 973, said Register's Office.

Being the same property conveyed to James A. Kearley and wife Mary A. Kearley, by deed dated January 21, 1986 from James W. Drane and wife, Joan K. Drane, of record in Book 6770, page 466, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Walter H. Crouch, Trustee by Quitclaim Deed dated July 20, 1998 from James Allen Kearly and wife Mary Alice Kearley and then from Walter H. Crouch, Trustee to James Allen Kearley and wife, Mary Alice Kearley to create a tenancy in common, of record in Book 11063, page 385, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 13, 2015 in Instrument No. 20150316-0022514, Register's Office for said County, James Allen Kearley and wife, Mary Alice Kearley conveyed subject property to James Allen Kearley and wife, Mary Alice Kearley, as tenants by the entirety. James Allen Kearley died on September 22, 2015 leaving Mary Alice Kearley as surviving tenant by the entirety. James A. Kearley and James Allen Kearley are one and the same person. Mary A. Kearley and Mary Alice Kearley are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 142 06 0 B 299 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) of record 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 6535, pages 723 and 724, Book 6874, page 354, and Book 7610, page 973, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4675, page 128 thru 130, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20040603-0065549, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

