THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16016364

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $92,700.00.

Affiant

Subscribed and sworn to before me, this 12th day of February, 2016.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160013164 DEEDWARR
Recvd: 02/17/16 13:53 2 pgs
Fees:13.00 Taxes:342.99
20160217-0015049

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen N. Miller	New Owner	Tax Parcel ID No.
810 Bellevue Rd #250		142-06-0B-250.00-CO
Nashville TN 37221-2736		

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, **Jaime N. Dudney, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen N. Miller, unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 250, Building 42 on the Plan of Peppertree-Creekside Meadows Condominiums, as of record in Book 4675, page 128 in the Register's Office for Davidson County, Tennessee together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By Laws of record in Book 4834, Page 257-312, as amended in Book 4984, page 174 and Book 5045, page 800, and Book 5086, page 80 and Book 5259, page 5 of the Register's Office for Davidson County, Tennessee and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jaime N. Dudney, unmarried by deed from Brandee Oden, unmarried of record in Instrument No. 20060301-0023548 Register's Office for Davidson County, Tennessee, dated February 24, 2006 and recorded on March 01, 2006.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 128, Register's Office for Davidson County, Tennessee.

The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Peppertree Creekside Meadows Condominiums, and recorded 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 6535, page 723; 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 Homeowner's Association 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.

This is improved property located at 810 Bellevue Rd #250 Nashville TN 37221-2736

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 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, its 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 12th day of February, 2016.

Jaime N. Dudney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 12th day of February, 2016.

Notary Public
My Commission Expires: _____

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