BILL GARRETT, Davidson County
Trans:T20160027037 DEEDWARR
Recvd: 04/04/16 13:49 2 pgs
Fees:13.00 Taxes:351.50
20160404-0031818

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Matthew L Puryear
810 Bellevue Rd Unit 210
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash
N/A
,

MAP 142
GROUP 06 0B
PARCEL 210.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Sox, a married man and George Brandt, a married man** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Matthew L Puryear and wife Michelle Marie Puryear**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Building 31, Unit 210, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, as provided by Tennessee Code Annotated 64-2701, et seq., and as shown on the Plat of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, page 128-130, to which reference is hereby made. Also included is an unencumbered undivided 1/213th of all general common elements as described in the Master Deed of record in Book 4834, page 257, and subject to all terms, conditions and restrictions contained therein. Garage space 210g and other limited common elements as provided by the Master Deed of record in Book 4834, page 257 and shown on the Plat of record in Book 4675, page 128-130 are included for the exclusive use of the Grantee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 4675, page 128-130, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 810 Bellevue Rd Unit 210, 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 said Matthew L Puryear and Michelle Marie Puryear, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, 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 our hands this the 24th day of March, 2016.

Eric Sox

George Brandt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Sox, a married man and George Brandt, a married man, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY