WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8724 615 PROPERTI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
615 Properties LLC	615 Properties LLC	142060A12600CO
810 BELLEVUE ROAD APT 126	PO BOX 90391	
Nashville, TN 37221	Nashville, TN 37209	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHELLE M. PETREE SUTTON,*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

615 PROPERTIES LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 810 BELLEVUE ROAD APT 126, Nashville, TN 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 29th day of November, 2016.

Michelle M. Petree Sutton
Michelle M. Petree Sutton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MICHELLE M. PETREE SUTTON, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 29th day of November, 2016.

Notary Public

My Commission Expires: 3-15-20

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

BILL GARRETT, Davidson County
Trans:T20160105141 DEEDWARR
Recvd: 11/30/16 09:05 2 pgs
Fees:13.00 Taxes:442.15
20161130-0125431

EXHIBIT A - LEGAL DESCRIPTION

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, towit:

Located in Davidson County, Tennessee: Being Building 7, Unit 126 and Garage No. 4, Plan of Peppertree, Creekside Meadows Condominiums Condominiums, as Established under Master Deed and Bylaws of Record in Book 4834, Page 257, as Amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80 and Book 5259, Page 5, and as shown on the plat recorded in Book 4675, Page 128-130, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Michelle Marie Petree by Deed from Douglas L. Van Ardsdale, Recorded 09/19/2008, Instrument# 20080919-0095991, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michelle M. Petree Sutton, a married woman by Quit Claim Deed from Michelle Petree Sutton, f/k/a Michelle Marie Petree, a married woman, who acquired title as an unmarried woman herein joined by her spouse Donnie Joe Sutton, recorded on the 5th day of January, 2015 in Instrument No. 20150105-0000623, in the Register's Office of Davidson County, Tennessee.

*THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF PEPPERTREE, CREEKSIDE MEADOWS CONDOMINIUMS, as recorded in Plat Book 4675, Page(s) 128-130, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PLAN OF PEPPERTREE, CREEKSIDE MEADOWS CONDOMINIUMS of record in Book 4834, Page 257, as amended by instrument(s) of record in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80 and Book 5259, Page 5; also subject to easements, rights and interests 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.

e. Easement recorded in Instrument No. 20140902-0079894.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.