2601

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018176 DEEDWARR
Recvd: 03/02/17 12:14 2 pgs
Fees:13.00 Taxes:414.40
20170302-0020789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittny L. Buck	Movement Mortgage, LLC	
(NAME)	(NAME)	
810 Bellevue Road, Unit 305	8024 Calvin Hall Rd.	142-6A 305
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Indian land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM C. MCBRIDE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTNY L. BUCK, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Building No. 58, Unit No. 305 and Garage No(s). 1 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, 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, Pages 257 through 312, 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 723; Book 6874, Page 354 and Book 7610, Page 973, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to William C. McBride, an unmarried man by Warranty Deed from Joelle M. Allen and husband, Steven P. Hernandez, recorded on the 30th day of April, 2010 in Instrument No. 20100430-0032878, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 4675, Page(s) 128-130, said Register's Office; and Restrictive Covenants of record in Book 4834, Page 257, 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, said Register's Office; Charter recorded in Book 4836, Page 610, said Register's Office; Easement recorded at Instrument No. 20040603-0065549, said Register's Office; Grant of Easement recorded at Instrument No. 20140902-0079894.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 810 Bellevue Road, Unit 305, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 my hand this 28 day of February, 2017

WILLIAM C. MCBRIDE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. McBride, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of February, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public