BILL GARRETT, Davidson County
Trans:T20170046802 DEEDWARR
Recvd: 06/02/17 09:52 4 pgs
Fees:23.00 Taxes:296.00
20170602-0054930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jontamion Forrest, married	Jontamion Forrest (NAME)	
316 Grovedale Trace (ADDRESS)	316 Grovedale Trace (ADDRESS)	142-06-0-B26-90-0CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William A. Thrower and Ashley B. Thrower, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jontamion Forrest, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 269, 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, 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, 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 WILLIAM A. THROWER AND ASHLEY B. THROWER, THEIR HEIRS AND ASSIGNS BY WARRANTY DEED FROM JOAN H. COVERDALE, UNMARRIED OF RECORD IN INSTRUMENT NO. 20051118-0139904, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WILLIAM A. THROWER AND ASHLEY B. THROWER HAVING SINCE DIVORCED.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 810 Bellevue Rd., #269, 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/our hand(s) this 30th day of May, 2017.

WARRANTY DEED
(Continued)

William A. Thrower

Ashley B. Thrower

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Thrower, the herein bargainor(s), 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, this the 30th day of May, 2017.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)



WARRANTY DEED
(Continued)

William A. Thrower

Ashley B. Thrower

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Thrower, the herein bargainor(s), 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, this the 30th day of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

WARRANTY DEED
(Continued)

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson RHL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley B. Thrower, the herein 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, this the ~~30th~~ 31st day of ~~March~~ May, ~~2017~~ RHL

Rachel H. Lovett
Notary Public

My Commission Expires: June 16, 2019

(SEAL)

RACHEL H. LOVETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 16, 2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072