| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215** | The actual consideration or value, whichever is greater, for this transfer is: $142,000.00.<br>Brian Mitchell<br>Affiant<br>Subscribed and sworn to before me this 30th day of June, 2017.<br>Notary Public<br>My Commission Expires: 07/06/2020 |
| **Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 33750-06-2017** | |

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170057552 DEEDWARR
Recvd: 07/06/17 10:23 3 pgs
Fees:18.00 Taxes:525.40
20170706-0067813

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Rebecca M[redacted] Bulla<br>810 Bellevue Rd #304<br>Nashville, TN 37221 | New owner | Map and Parcel No.:<br>142 06 0 B 304 00CO |

**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, **Carrie E. Bilyeu, unmarried, and Karen A. Glaus, unmarried, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca M[redacted] Bulla, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 810 Bellevue Rd #304, Nashville, TN 37221.

This property is not now nor has it ever been the marital residence of Grantor.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of July, 2017.

Carrie E. Bilyeu

Karen A. Glaus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carrie E. Bilyeu and Karen A. Glaus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2017.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2018

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 304, Building No. 57, together with garage designated as No. 4, on the Plan of Peppertree Creekside Meadows Condominiums of record in Plat Book 4675, page 128 thru 130, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Peppertree Creekside Meadows Condominiums, a horizontal property regime established by Master Deed of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354, and Book 7610, page 973, said Register's Office.

Being the same property conveyed to Carrie E. Bilyeu, unmarried, and Karen A. Glaus, unmarried, as tenants in common by deed dated July 7, 2014 from Wendy M. Roth, unmarried of record in Instrument No. 20140711-0061183, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 142 06 0 B 304 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354, and Book 7610, page 973, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4675, page 128 thru 130, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20040603-0065549, Register's Office for Davidson County, Tennessee.