BILL GARRETT, Davidson County
Trans:T20170077761 DEEDWARR
Recvd: 09/06/17 07:53 3 pgs
Fees:18.00 Taxes:266.40
20170906-0091365

INSTRUMENT PREPARED BY:
Law Office of Robert J. Notestine III
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205
File Number 15507, Box 26B

{ADDRESS NEW OWNER:	{SEND TAX BILL TO:	}MAP-PARCEL NOS. }
{Fesmire Investment Holdings, GP	{New Owner	}142-6B-298.00 }
{52 Green View	{	} }
{Nashville, TN 37205	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lester A. Brown (The "Grantor") has bargained and sold, and by these presents do transfer and convey Fesmire Investment Holdings, a general partnership (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Building No. 56, Unit No. 298, and Garage No(s), 3, on the Plan of Peppertree, Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") 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 4834, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, 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 Lester A. Brown by Quitclaim Deed from Ruth Borden Brown with a life estate of record in Instrument Number 201741029-0099923, said Register's Office for Davidson County, Tennessee and a Scrivener's Affidavit of record in Instrument Number 20141031-0100685, said Register's Office for Davidson County, Tennessee. Ruth Borden Brown died on March 28, 2017.

This is improved real property commonly known as Unit 298, 810 Bellevue Road, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. County Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plan of Peppertree, Creekside Meadows Condominiums, of record in Book 4675, page 128 through 130, said Register's Office for Davidson County, Tennessee.
3. Master Deed and By-Laws of record in Book 4834, page 257-312, as amended in Book 4834, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, Register's Office for Davidson County, Tennessee.
4. Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee.
5. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $72,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 20th day of June, 2017.
(
(Notary Public
((My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of June, 2017.

Lester A. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Lester A. Brown with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 20th day of June, 2017.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY