WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170077971 DEEDWARR
Recvd: 09/06/17 11:33 2 pgs
Fees:13.00 Taxes:488.40

20170906-0091599

G-NPM-17-810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 01/06/20

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Von Haberstroh Company LLC	NEW OWNER	
(NAME)	(NAME)	**142-06-0A-184.00-CO**
810 Bellevue Road #184	P. O. BOX 737	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	ANTIOCH, TN 37011-0737	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CINDY KURZROCK LOZIER, MARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE VON HABERSTROH COMPANY, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Building 23, Unit 184, Garage No. 184G, Peppertree Creekside Meadows Condominiums, as shown on plat of record in Plat Book 4675, Pages 128-130, as established under Master Deed of record in Book 4834, Page 257, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Cindy Kurzrock by Warranty deed from Molly Grisham, unmarried of record in Instrument No. 20080714-0071939 Register's Office for Davidson County, Tennessee, dated July 08, 2014 and recorded on July 14, 2008.

Cindy Kurzrock having since married and is now known as Cindy Kurzrock Lozier. Jeffery Lozier joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 128 through, 130 inclusive, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Plat Book 4675, Page 52, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Peppertree Creekside Meadows Condominiums, and recorded in Book 4834, page 257, as amended in 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, Register's Office for Davidson County, Tennessee.
- Charter of Creekside Meadows Homeowner's Association of record in Book 4836, page 610, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20040603-0065549, in the Register's Office for Davidson County, Tennessee.
- Agreement regarding erection of fence of record in Book 5519, page 80, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20040426-0047292, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080714-0071939 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Bellevue Road #184, Nashville, Tennessee 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 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 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 the 31st DAY OF AUGUST, 2017.

Cindy Lozier by John Gleaves,
Attorney in Fact

Jeffrey Lozier by John Gleaves,
Attorney in Fact

CINDY KURZROCK LOZIER
a/k/a CINDY LOZIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CINDY KURZROCK LOZIER, and who acknowledged he/she/they executed the same as the free act and deed of the said CINDY KURZROCK LOZIER. AND JEFFREY LOZIER

Witness my hand and official seal, this the 31st of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212