WARRANTY DEED

Bill Garrett Davidson County
Batch# 11697 **DEEDWARR**
10/11/2017 09:43:17 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20171011-0104212

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Chesshir	new owner	142-006-B-300.00-CO
(NAME)	(NAME)	
810 Bellevue Road, 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, I, **Janet L. Parr, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rebecca Chesshir, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Situate in the Nineteenth (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows: Unit 300 of the Peppertree Creekside Meadows Condominiums, Building No. 56 and Garage No. 4 as shown by a map of record in Plat Book 4675 at page 128 through 130 in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Janet L. Parr, Unmarried by Warranty Deed dated July 18, 2008 from Andrea Lyn Fulmer, of record in Instrument 200807250076388, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat at Book 4675, Page 128; (2) Master Deed of record in Book 4834, Page 257, amended in Book 4984, Page 174, amended in Book 5045, Page 800, amended Book 5086, Page 80, amended in Book 5259, Page 5, amended in Book 6874, Page 354, By-Laws amended in Book Book 6237, Page 644, amended in Book 6535, Page 723, amended in Book 6535, Page 724; (3) Charter of record in Book 4836, Page 611; (4) Charter of record in Book 4836, Page 610, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 810 Bellevue Road, 300, 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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 6th day of October, 2017.

Janet L. Parr

State of Tennessee
County of Williamson

Personally appeared before me Janet L. Parr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of October, 2017.

Notary Public Chris Jackson
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GFC-17-810-300