WARRANTY DEED

Bill Garrett Davidson County
Batch# 53630 DEEDWARR
02/01/2018 09:22:00 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20180201-0010095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF January, 2018.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Garrett	SAME	
(NAME)	(NAME)	
810 Bellevue Road, Unit 208		142-6-B 208 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SVETLANA FAYERMARK HACKNEY, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RALPH GARRETT, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, being Building 30, Unit 208, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701 et seq., and as shown on the Plat of "Peppertree" Creekside Meadows Condominium of record in Book 4675, pages 128 - 130, said Register's Office, to which reference is hereby made for a more complete identification of said Unit. Also included is an unencumbered undivided 1/213th of all the general common elements as described in the Master Deed of record in Book 4834, page 257, said Register's Office and subject to all the terms, conditions and restrictions contained therein. Garage space 208G and the other limited common elements as provided by the Master Deed in Book 4834, page 257, and shown on the Plat of record in Book 4675, pages 128 - 130, said Register's Office, are included for the exclusive use of the Grantee.

Being the same property conveyed to Svetlana Fayermark by deed from Secretary of Veterans Affairs, of record in Instrument No. 20060815-0100205, Register's Office for Davidson County, Tennessee. Svetlana Fayermark has since married and is now known as Svetlana Fayermark Hackney. Joseph Barrett Hackney joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 810 Bellevue Road, Unit 208, 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 hand this 26 day of January, 2018

SVETLANA FAYERMARK HACKNEY

JOSEPH BARRETT HACKNEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Svetlana Fayermark Hackney, the bargainor, 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 26th day of January, 2018

Notary Public

KEVIN B. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Barrett Hackney, the bargainor, 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 26th day of January, 2018

Notary Public

KEVIN B. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019