JORDAN T MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$125,000.00.** Affiant Subscribed and sworn to before me, this the 1st day of February, 2018. Notary Public My commission expires: 01-06-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SUSAN R. SHERMAN	**NEW OWNER**	**142-06-0A-309.00 CO**
810 Bellevue Road, Apt 309		
Nashville, TN 37221		

Bill Garrett Davidson County
Batch# 56012 **DEEDWARR**
02/06/2018 03:47:13 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20180206-0012172

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
AMY N. BAGWELL AND BRAD A. BAGWELL, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
SUSAN R. SHERMAN, a single woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

A condominium parcel known as Building No. 59, Unit 309 and Garage No. 1 on the Plan of Peppertree-Creekside, Meadows Condominiums, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated as established in the 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 6535, page 723, Book 6874, page 354 and Book 7610, Page 973, establishing a Horizontal Property Regime of record in Plat Book 4675, Pages 128-130, together with all amendments thereto in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AMY NEWELL, UNMARRIED, by deed from DONALD R. PENNINGTON, UNMARRIED, of record in Instrument No. 20061220-0156707, dated December 15, 2006, said Register's Office.

Further being the same property conveyed to AMY N. BAGWELL AND BRAD A. BAGWELL, WIFE AND HUSBAND, by quitclaim deed from AMY N. BAGWELL, MARRIED F/K/A AMY NEWELL, UNMARRIED, of record in Instrument No. 20110810-0061774, dated August 2, 2011, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 810 Bellevue Road, Apt 309, Nashville, TN 37221.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-WM-18-810

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 1st day of February, 2018.

Amy Bagwell
AMY N. BAGWELL

BRAD A. BAGWELL

State of Tennessee)
County of Davidson)

On this 1st day of February, 2018, before me personally appeared **AMY N. BAGWELL AND BRAD A. BAGWELL, WIFE AND HUSBAND** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019 E Prophet
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY