Bill Garrett Davidson County
Batch# 90426 DEEDWARR
05/09/2018 11:23:33 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20180509-0044456

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 OF **MAY, 2018.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNE LINDSAY ROSEBERRY	new owner	**142-06-0A-145.00-CO**
(NAME) **810 BELLEVUE RD., UNIT 145**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LEAH CANNON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE LINDSAY ROSEBERRY, 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, TO-WIT:

Land in Davidson County, Tennessee, being Building No. 12, Unit No. 145, and Garage Space No. 2, on the Plan of "Peppertree" Creekside Meadows Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record 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 6874, Page 354, and Book 7610, Page 973, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Pages 128 through 130, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Leah Cannnon from Nicole Negvesky and husband, Christopher Negvesky, by deed dated November 28, 2001, of record in Instrument No. 20011203-0132437, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 4675, Pages 128-130; Master Deed of record 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 6874, Page 354, and Book 7610, Page 973; By-laws of record in Book 6535, Page 724 and Book 6237, Page 644; Easement(s) of record in Instrument No. 20040607-0065549; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **810 BELLEVUE RD., UNIT 145, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-810-145

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; 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 7 day of May, 2018.

LEAH CANNON

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 **Leah Cannon,** 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 at office this 7th day of May, 2018.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON