THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717156

Karen Y Johnson Davidson County
Batch# 143844 **DEEDWARR**
09/21/2018 10:55:00 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20180921-0093728

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $135,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Henry and Ann Henry 810 Bellevue Road #195 Nashville TN 37221	New Owner	Tax Parcel ID No. 142060A19500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ayshawn Sidiqyar, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Henry and Ann Henry, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Building No. 27, Unit No. 195, and Garage No. 1, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page(s) 128 through 130, inclusive, Register's Office for Davidson County, Tennessee together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Page(s) 257, through 312, inclusive, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, Register's Office for Davidson County, Tennessee and Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, said Register's Office, which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ayshawn Sidiqyar, a married man by Warranty Deed from Jonathan Schmidt, unmarried, recorded on the 10th day of May, 2017 in Instrument No. 20170510-0046227, in the Register's Office of Davidson County, Tennessee.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "PEPPERTREE", CREEKSIDE MEADOWS, as recorded in Plat Book 4675, Page(s) 128-130, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing "PEPPERTREE", CREEKSIDE MEADOWS Condominium of record in Book 4834, Page 257, 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 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter recorded in Book 4836, Page 610.

Easement recorded at Instrument No. 20040603-0065549.
Grant of Easement recorded at Instrument No. 20140902-0079894.

This is improved property located at 810 Bellevue Road #195 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2018.

Ayshawn Sidiqyar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ayshawn Sidiqyar, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020