THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180817620** Karen Y Johnson Davidson County Batch# 146692 **DEEDWARR** 10/01/2018 09:11:03 AM 2 pgs Fees: $13.00 Taxes: $571.65 20181001-0096741	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $154,500.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2018. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Michael L. Moore 810 Bellevue Road #250 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-06-0B-250.00-CO

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, **Stephen N. Miller and Sheryl Hungerford-Perraut, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael L. Moore, a single man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 250, Building 42 on the Plan of Peppertree-Creekside Meadows Condominiums, as of record in Book 4675, page 128 in the Register's Office for Davidson County, Tennessee together with all fixtures, appliances, wallcoverings, 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 257-312, as amended in Book 4984, page 174 and Book 5045, page 800, and Book 5086, page 80 and Book 5259, page 5 of the Register's Office for Davidson County, Tennessee and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen N. Miller and Sheryl Hungerford-Perraut, husband and wife by Quitclaim deed from Stephen N. Miller, married man of record in Instrument No. 20171213-0127020 Register's Office for Davidson County, Tennessee, dated December 08, 2017 and recorded on December 13, 2017.

The execution of this instrument is effected by the signature of Stephen N. Miller as Attorney-in-fact for Sheryl Hungerford-Perraut, which Power of Attorney is recorded in Instrument No. 20181001-0096740, said Register's office.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 128, Register's Office for Davidson County, Tennessee.
The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Peppertree Creekside Meadows

Condominiums, and recorded 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 6237, page 644; Book 6535, page 724; Book 6874, page 354; and Book 7610, page 973, Register's Office for Davidson County, Tennessee.
Charter of Creekside Meadows Homeowner's Association of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20040603-0065549, in the Register's Office for Davidson County, Tennessee.
Agreement regarding erection of fence of record in Book 5519, Page 80, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 810 Bellevue Road #250 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, Grantors have executed this instrument on this 27th day of September, 2018.

Stephen N. Miller

Sheryl Hungerford-Perraut by Stephen N. Miller as Attorney-in-fact
by Stephen N. Miller as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 27th day of September, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen N. Miller, 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, and who further acknowledged that he is the Attorney-in-Fact for Sheryl Hungerford-Perraut and that he is authorized by Sheryl Hungerford-Perraut to execute this instrument on her behalf.

WITNESS my hand, at office, this 27th day of September, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021