Karen Y Johnson Davidson County
Batch# 151806 DEEDWARR
10/16/2018 03:00:30 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20181016-0102552

# WARRANTY DEED

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 THE 15th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-P-18-810-104

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **John David Carter** | New Owner | |
| (NAME) | (NAME) | **142-06-0A-104.00-CO** |
| **810 Bellevue Road, #104** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KARI M. MADDEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN DAVID CARTER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Building No. 2, Unit No. 104, and Garage No. 1, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Pages 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, Pages 257 through 312, inclusive, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, Book 6535, Page 723, Book 6874, Page 354 and Book 7610, Page 973, 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 Kari M. Madden, an unmarried woman by Warranty deed from Denise Harvey and Fred Harvey, wife and husband of record in Instrument No. 20150422-0035813 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 22, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Book 4675, Page 52, Register's Office for Davidson County, Tennessee.
- 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.
- By-Laws of record in Instrument Number 20040426-0047292, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140902-0079894, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Bellevue Road, #104, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF OCTOBER, 2018.

Kari M. Madden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARI M. MADDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**True Copy Certification**

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019