Record & Return

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

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Brentwood, TN 37027

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176262 DEEDWARR
12/20/2018 09:05:23 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20181220-0123732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Sally Elpers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF DECEMBER, 2018.

Mary Joe Hartz
Notary Public

MY COMMISSION EXPIRES: 9-7-20
(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kathleen Rickards	New Owner	142 06 0B 263.00
(NAME)	(NAME) F+M Bank	
810 Bellevue Rd, Unit 263		
(ADDRESS)	(ADDRESS) 10 Cadillac Dr #120	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kathy Green King, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kathleen Rickards, an unmarried 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, as follows: Building No. 46, Unit No. 263 and Garage No(s) 3 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, 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 through 312 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, and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee, and subject to all Terms and Conditions of said Master Deed and By-Laws, as amended.

Being the same property conveyed to Kathy Renee Green, an unmarried woman by Warranty Deed from Judy C. Powell, an unmarried woman dated April 3, 2006 and recorded April 17, 2006 as Instrument No. 20060417-0042965, in said Register's Office for Davidson County, Tennessee. Kathy Renee Green, now known as Kathy Green King.

The above described property is not and has never been the principal residence of the Grantors spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 810 Bellevue Rd, Unit 263, Nashville, TN 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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 our hands this 13th day of December, 2018.

Kathy Green King
Kathy Green King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kathy Green King, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2018.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

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