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

CRT File No. 190118929

Karen Johnson Davidson County
Batch# 205477 **DEEDWARR**
03/13/2019 11:30:12 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20190313-0023091

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

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 19th day of February, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tanya B. Wilson and Vickie Brooks 810 Bellevue Road #166 Nashville TN 37221	New Owner	Tax Parcel ID No. 142-06-0-S-166.00

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, **Vytautas N. Mickevicius and Evguenia M. Zaboikina, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tanya B. Wilson and Vickie Brooks and Jacqueline V. Haskins-Merritt, joint tenants with right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 166, Building No. 18, Garage No. 1 of "PEPPERTREE" CREEKSIDE MEADOWS CONDOMINIUMS, a Horizontal Property Regime with Private Elements, established pursuant to the Master Deed establishing "PEPPERTREE" CREEKSIDE MEADOWS CONDOMINIUMS, a Horizontal Property Regime, of record in Book 4834, Page 257, 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, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Plat of Record in Book 4675, Page 128; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Vytautas N. Mickevicius and Evguenia M. Zaboikina by Warranty Deed from Patricia J. Shippee, recorded on the 12th day of March, 2008 in Instrument No. 20080312-0024808, in the Register's Office of Davidson County, Tennessee.

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 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "PEPPERTREE" - CREEKSIDE MEADOWS CONDOMINIUMS, as recorded in Plat Book 4675, Page(s) 128, 129 and 130.

Charter of Creekside Meadows Association, Inc. recorded in Book 4836, Page 610.

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 CONDOMINIUMS of record in Book 4834, Page 257, as amended by instrument(s) of record 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; 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.

This is improved property located at 810 Bellevue Road #166 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 15 day of February, 2019.

Vytautas N. Mickevicius

Evguenia M. Zaboikina

STATE OF WISCONSIN)
COUNTY OF Dane)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vytautas N. Mickevicius and Evguenia M. Zaboikina, 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 15 day of February, 2019.

Notary Public
My Commission Expires: Jan 21, 2020

JENNIFER O'ROURKE NOTARY PUBLIC STATE OF WISCONSIN