THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF SUMNER
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00. Affiant
RECORD AND RETURN Tennessee Title Services 101 Springhouse Ct S-202 Hendersonville, TN 37075	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2019. Notary Public
	MY COMMISSION EXPIRES: 9.22.20 (AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 255991 DEEDWARR
07/12/2019 09:13:29 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20190712-0068006

WARRANTY DEED

AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan P. Perez Limon & Rocia Padilla Angel	Wells Fargo Bank, N.A.	MAP 142-06-0A-
810 Bellevue Road # 113	101 N. Phillips Avenue	PARCEL 113.00-CO
Nashville, TN 37221	Sioux Falls SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Chester R. Parker, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan P. Perez Limon and Rocia Padilla Angel, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Building No. 4, Unit No.113 and Garage No. 4, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register' s Office for Davidson County, Tennessee ("RODC") 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, Pages 257 through 312, as amended in Book 4985, Page 174, Book 5045, Page 800, Book 5086, Page 80 and Book 5259, Page 5, 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 Chester R. Packer and wife, Margaret L. Parker by Warranty Deed from The PepperTree Company, a Tennessee limited partnership with the Bellevue Company, a Tennessee Corporation, as its General Partner of record in Book 6015, Page 861, Register's Office for Davidson County, Tennessee, dated February 01, 1983 and recorded on March 04, 1983. The said Margaret L. Parker has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record in Book 4675, Pages 128 through 130; (3) the Master Deed establishing a Horizontal Property Regime of "Peppertree" Creekside Meadows Condominiums of record 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 6237, Page 644, Book 6535, Pages 723 and 724, Book 6874, Page 354 and Book 7610, Page 973; (4) Charter of Creekside Meadows Homeowner's Association, Inc. of record in Book 4836, Page 610; (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20040603-0065549;(6) Grant of Easement of record in Instrument Number 20140902-0079894; (7) By-Laws of record in Instrument Number 20040426-0047292; (8) Agreement of record in Book 5519, Page 80; (9) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (10) Subject to rights of others in and to the common areas and/or elements; (11) all applicable governmental and zoning regulations.

This is IMPROVED property known as **810 Bellevue Road # 113, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 11th day of July, 2019.

Chester R. Parker by Marche R. Parker, Attorney-in-Fact

Chester R. Parker by Marche R. Parker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marche R. Parker** 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 on behalf of **Chester R. Parker**, as his Attorney in Fact, as the free act and deed of the within named **Chester R. Parker**.

Witness my hand and official seal this the 11th day of July, 2019.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE