Record & Return to

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5865

Karen Johnson Davidson County
Batch# 336670 DEEDWARR
12/31/2019 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $592.00
20191231-0134804

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Erica D Buchi
Affiant

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Subscribed and sworn to before me, this the 23rd day of December, 2019

Jim Myers
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erica D. Buchi 810 Bellevue Road #165 Nashville, TN 37221	Stockton Mtg. Corp. 88 C. Michael Davenport Blvd. Frankfort, KY 40601	142-06-0A-165.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bradley Scott Michelson and Robin Elizabeth Michelson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Erica D. Buchi, an unmarried woman** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Building No. 17, Unit No. 165, and Garage Space 165G, and the appurtenant interest in the common elements of "Peppertree" - Creekside Meadows Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed establishing horizontal property regime "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; 6874, page 354; and in Book 7610, page 973, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the plan of "Peppertree" - Creekside Meadows Condominiums, of record in Book 4675, pages 128-130, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of "Peppertree" – Creekside Meadows Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, as amended, the aforementioned plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Bradley Scott Michelson and Robin Elizabeth Michelson, husband and wife by Warranty Deed from Cherish Sears, an unmarried person, dated March 28, 2018, recorded April 2, 2018, of record in Instrument No. 20180402-0030672, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Cherish Sears by Warranty Deed from Joyce M. Pierce, an unmarried person, dated July 5, 2006, recorded July 13, 2006, of record in Instrument No. 20060713-0084379, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Robin Elizabeth Michelson ("Principal") by Bradley Scott Michelson pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 201912310134803, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **810 Bellevue Road, 165, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 23rd day of December, 2019.

GRANTOR:

Bradley Scott Michelson

Robin Elizabeth Michelson by Bradley Scott Michelson, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradley Scott Michelson , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of December, 2019.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradley Scott Michelson the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Robin Elizabeth Michelson ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 23rd day of December, 2019.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed
From: Bradley Scott Michelson and Robin Elizabeth Michelson
To: Erica D. Buchi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 23rd day of December, 2019.

Notary Public
My Commission Expires: _____

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

201912310134804

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

