THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224033** MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC 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: $147,900.00. Affiant Subscribed and sworn to before me, this 31st day of December, 2019. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Joseph B Salamon and Maria Cristina Salamon 136 Woodcreek Dr. Safety Harbor, FL 34695	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 06 0A 187.00

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, **Joshua Porter and Blair Porter, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph B Salamon and Maria Cristina Salamon, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 187 Building No. 24, together with Garage No. 4 of Peppertree Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, Pages 128-130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's Appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Joshua Porter and Blair Porter, husband and wife, by Warranty Deed from Laurel L. Dyer Kastan, married, of record in Instrument No. 20170109-0002134, in the Register's Office of Davidson County, Tennessee, dated December 30, 2016 and recorded on January 09, 2017.

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 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

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) 128-130.

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,

Karen Johnson Davidson County
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Fees: $13.00 Taxes: $547.23
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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.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20040603-0065549.

Easement recorded in Instrument No. 20140902-0079894.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 810 Bellevue Road #187 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 30th day of December, 2019.

Joshua Porter

Blair Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Porter and Blair Porter, 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 30th day of December, 2019.

Notary Public

My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE OF MY COMMISSION EXPIRES SEPTEMBER 7, 2021