Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 338517 DEEDWARR
01/03/2020 03:34:11 PM 2 pgs
Fees: $13.00 Taxes: $473.60
20200103-0000945

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of January, 2020.

Notary Public
My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

2019-356

Address of New Owner:	Send Tax Bills to:	Tax Information:
Wade Anthony McArtor	Studio Bank	
810 Bellevue Road	124 12th Ave S, Ste 400	142-06-0B-235.00-CO
Nashville, TN, 37221	Nashville TN 37203	

WARRANTY DEED

For and in 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, we

David L. Edwards, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Wade Anthony McArtor,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Building No. 38, Unit No. 235, and Garage No(s). 1, 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 through130, inclusive, 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 David L. Edwards by Warranty deed from Nicholas Vlaco and wife, Jean C. Vlaco of record in Book 10478, page 601, Register's Office for Davidson County, Tennessee, dated May 30, 1997 and recorded on June 04, 1997.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **810 Bellevue Road, Unit 235, 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.

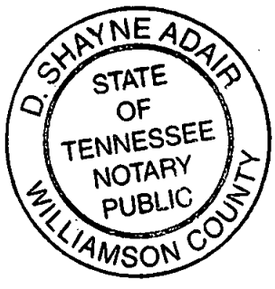
Witness our hands this 3rd day of January, 2020.

David L. Edwards

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 David L. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January, 2020.



D. Shayne Adair Notary Public
My Commission Expires: 06/13/2022