PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 397228 DEEDWARR
05/08/2020 10:40:01 AM 2 pgs
Fees: $13.00 Taxes: $569.43

20200508-0048092

Y-VRES-20-810-145

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2020.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Evans	**NEW OWNER**	
(NAME)	(NAME)	**142-06-0A-145.00-CO**
810 Bellevue Road #145		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE LINDSAY ROSEBERRY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK EVANS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Building No. 12, Unit No. 145, and Garage Space No. 2, on the Plan of "Peppertree" Creekside Meadows Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, 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 6535, Page 723, Book 6874, Page 354, and Book 7610, Page 973, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Pages 128 through 130, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Leah Cannon by Warranty deed from Nicole Negvesky and husband, Christopher Negvesky of record in Instrument No. 20011203-0132437 Register's Office for Davidson County, Tennessee, dated November 28, 2001 and recorded on December 03, 2001.

Being the same property conveyed to Anne Lindsay Roseberry, a single woman by Warranty deed from Leah Cannon, unmarried of record in Instrument No. 20180509-0044456 Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 09, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Pages 128 through 130, inclusive, in Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of "Pepper Tree" 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, Register's Office for Davidson County, Tennessee.
- Charter of Creekside Meadows Homeowner's Association, Inc. of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20040603-0065549, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140902-0079894, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20040426-0047292, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Bellevue Road #145, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF MAY, 2020.

Anne Lindsay Roseberry by Loy Carney, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANNE LINDSAY ROSEBERRY, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNE LINDSAY ROSEBERRY.

Witness my hand and official seal, this the 5th of May, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

