WARRANTY DEED

Karen Johnson Davidson County
Batch# 400281 **DEEDWARR**
05/14/2020 02:13:51 PM 2 pgs
Fees: $13.00 Taxes: $510.60

20200514-0050238

JM-SB-LL-20-810-142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means Notary Public State of Tennessee Davidson County My Commission Expires September 17, 2021

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)
Linda Antoinette Licalsi	**NEW OWNER**	
(NAME)	(NAME)	
P.O. Box 218451		**142-06-0A-142.00**
(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, **RICK PAYNE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDA ANTOINETTE LICALSI, UNMARRIED,** 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:

Situate in Davidson County, Tennessee, Being Unit Number 142, Building No. 11, and Garage No. 4 on the Plan of Peppertree-Creekside Meadows Condominiums, a horizontal property regime established by 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 and Book 6535, page 723, the Plat of which is of record in Plat Book 4675, page 128 thru 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Rick Payne by Warranty deed from Kimberlee Jean Bultsma, formerly Kimberlee Jean Sadler, a married person of record in Instrument No. 20000911-0089865 Register's Office for Davidson County, Tennessee, dated September 08, 2000 and recorded on September 11, 2000.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Book 4675, Pages 128 through 130, inclusive, in Register's Office for Davidson County, Tennessee.
- 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, 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.
- Agreement of record in Book 5519, Page 80, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 BelleVue Road Unit #142, 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 cla ms 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 12th DAY OF MAY, 2020.

Rick Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICK PAYNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2020.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212