Karen Johnson Davidson County
Batch# 409624 DEEDWARR
06/03/2020 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $577.20
20200603-0056844

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $156,000.00 Affiant Subscribed and sworn to before me, this 26th day of May, 2020. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melaina McGregor	**New Owner**	**142-06-0A-162.00CO**
810 Bellevue Road, #162		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Martha L. Castillo Bustos, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melaina McGregor, a single woman

HEREINAFTER CALLED THE GRANTEES, 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 in Davidson County, Tennessee, being Unit No. 162, Building 17 together with garage designated No. 162-G of the "Peppertree" Creekside Meadows Condominium 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 for "Peppertree", Creekside Meadows Condominiums, of record in Book 4834, Page 257, and as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6874, Page 354 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4834, page 297 and as amended in Book 6237, Page 644 and Book 6535, Page 724, said Register's Office, 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 plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Pages 128-130, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Martha L. Castillo Bustos, a single woman, by Warranty Deed, from Katherine M. Peplowski Ritz, a married person, dated June 5, 2008, of record in Instrument No. 20080611-0060154, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 4834, Page 257, amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 6535, Page 723, Book 6874, Page 354, Book 7610, Page 973, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 4834, Page 297, amended in Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 724 Register's Office for Davidson County, Tennessee.
Charter for Homeowner's Association of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.

Sewer, Drainage and Water Mains Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20040603-0065549, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079894, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 810 Bellevue Road, #162, 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 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 my/our hand(s) this 26th day of May, 2020

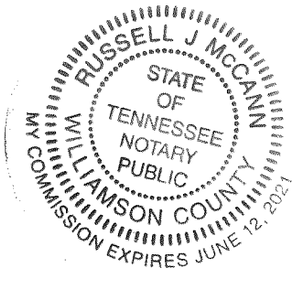
Martha L. Castillo Bustos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of May, 2020, before me personally appeared Martha L. Castillo Bustos, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2020.

Notary Signature
My commission expires:



File #: **20-259**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021