WARRANTY DEED

Karen Johnson Davidson County
Batch# 487698 DEEDWARR
10/01/2020 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $653.05
20201001-0113556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Pepper	SAME	
(NAME)	(NAME)	
810 Bellevue Rd, Unit 144		142.06 0A 144.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LESLIE A. BARR, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON PEPPER**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, being Unit No. 144, Building 12 on the Plan of Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, Page 257, amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 723; Book 6535, Page 724; Book 6874, Page 354 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee and of record in Plat Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

Also included is an unencumbered undivided one-two hundred and thirteenth (1/213th) of all the general common elements as described in the Master Deed and its Amendments of record and subject to all the terms, conditions, and restrictions contained therein.

Garage space 144-G a/k/a Garage 3 and the other limited common elements as provided by the Master Deed and its Amendments of record and shown on the Plat of record are included for the exclusive use of the Grantee.

Being the same property conveyed to Leslie A. Barr, by Warranty Deed from Dan Frantz, of record in Instrument No. 20051003-0118831, in the Register's Office of Davidson County, Tennessee, dated September 23, 2005 and recorded on October 03, 2005.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 810 Bellevue Rd, Unit 144, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10th day of July, 2020

LESLIE A. BARR

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 Leslie A. Barr, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2020.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

True Copy Certification

I, John A. Ball Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible], a notary public for this county and state, John A. Ball Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANA LOWE-JOHN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary Seal (if on paper)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DEANNA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affiant)

Sworn to and subscribed before me this
10th day of July, 2020.

Notary Public
My commission expires: 3-8-2024
File No. 2020-1372

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DEANNA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)