WARRANTY DEED

Title Connection, Inc.
761 Old Hickory Blvd.
Suite 103
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-30-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Title Connection Company, Inc.
1187 Vultee Blvd., Nashville, TN 37127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy A. Franco	CTX Mortgage Company	142-07
(NAME)	(NAME)	Group 0-F, Parcel 81.00
7252 Highway 70 South Unit 304	PO BOX 199114	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75219-9114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/02/01 10:55 2pgs
Fees:13.00 Taxes:582.10

20011002-0106215

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, Pulte Homes Tennessee Limited Partnership, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy A. Franco and Wife, Adela Hernandez, 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 Lot No. 81, Unit #304, of Bellevue Commons Townhouses, as established by Master Deed in Instrument No. 2000072000071772, and amended by Instrument No. 200008280084760 of record in the Register's Office of Davidson County, Tennessee. The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Commons Townhomes.

Being part of the same property conveyed to Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, by Special Warranty Deed of record in Book 11768, page 39 and corrected by Affidavit of record as Instrument No. 20001229-0127384, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 7252 Highway 70 South Unit 304, 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 our hands this 27th day of September, 2001.

Pulte Homes Tennessee Limited Partnership

By: _____

Attest: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Mary McCloud Poston, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged She to be a Closing Coordinator of the within named bargainer, a Limited Liability Company, and that She as such Closing Coordinator executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company, by Mary McCloud Poston as Closing Coordinator

Witness my hand and official seal this 27th, day of September, 2001.

My Commission Expires 7-20-2003

NOTARY PUBLIC

