# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$152,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th
**DAY OF AUGUST, 2002**

Notary Public

MY COMMISSION EXPIRES:.7/26/2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

**THIS INSTRUMENT WAS PREPARED BY:**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **SHANNON R. SPICER** | **Pulte Mortgage** | **142-7-F-30CO** |
| (NAME) | (NAME) | |
| **7252 Highway 70 South #802** | **7475 South Joliet Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **Englewood, CO 80112** | |
| (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, **PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON R. SPICER, AN UNMARRIED 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:

LAND in Davidson County, Tennessee, being LOT 30 UNIT No. 802 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said master Deed for a more complete identification and location of said Unit.

BEING a portion of the same property conveyed to Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership by Deed of Record in Book 11768, Page 39, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **7252 Highway 70 South #802, 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 28th TH DAY OF AUGUST, 2002

Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership

By: Radnor Homes Inc.
General Partner

By:
Mary McCloud Poston, as its designated agent and Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/03/02 11:58 2pgs
Fees:13.00 Taxes:562.40

20020903-0105887

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary McCloud Poston with whom I am personally acquainted and who upon her oath acknowledged herself to be the designated agent and Attorney in Fact for Radnor Homes, Inc., General Partner of Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, the within named bargainor, and that she as such designated agent and Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as its designated agent and Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee this 28th TH DAY OF AUGUST, 2002

Commission expires: 7/26/2003

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003