File Box 8

WARRANTY DEED

KATHRYN B. MCCLELLAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 13, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$176,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
James V. McArdle	**Wells Fargo Home Mortgage, Inc.**	**142-7-F-74CO**
(NAME)	(NAME)	
7252 Highway 70 South #1405	**7900 Xerxes Avenue South, Suite 300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Bloomington, MN 55431**	
(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, **CHARLES VENEZIA AND MARGARET M. VENEZIA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES V. MCARDLE, MARRIED AND ERIN J. MCARDLE, UNMARRIED,** 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 74, Unit No. 1405 of Bellevue Commons Townhomes created under Title 66, Chapter 27, section 101, et seq., as established by a Master Deed 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 definition and location of said Unit.

Being the same property conveyed to Charles Venezia and Margaret M. Venezia, husband and wife by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20010403-0031887 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed of Record in Instrument No. 200007200071772 and re-recorded in Instrument No. 200008280084760.
Charter of the Homeowner's Association of Record in Instrument No. 200007200071771; Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204.
Property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **7252 Highway 70 South #1405, 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 14th day of June, 2004.

Davidson County DEEDWARR
Recvd: 06/17/04 14:03 2pgs
Fees:13.00 Taxes:651.20

20040617-0071932

Charles Venezia

Margaret Venezia

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 Charles Venezia and wife, Margaret Venezia, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~14th~~ 15th day of June, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

