THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26345-03-2007** **Record & Return To:** **Gullett, Sanford, Robinson & Martin** **230 Fourth Avenue North, Floor 3** **Nashville, TN 37219**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $208,000.00. Affiant Subscribed and sworn to before me this 5th day of April, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Phillip D. Jones 7252 Highway 70 South, Unit 1102 Nashville, TN 37221	**Send Tax Bills To:** Suntrust mortgage 901 Semmes Ave Richmond VA 23224	**Tax Information:** Map No.142-07-0-F Parcel No. 046.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Garry R. Trexler and wife, Kathie L. Trexler**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip D. Jones** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7252 Highway 70 South, Unit 1102, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of April, 2007.

Garry R. Trexler

Kathie L. Trexler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Garry R. Trexler and Kathie L. Trexler**, 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, at office, this 5th day of April, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires 7/19/2008

Davidson County DEEDWARR
Recvd: 04/09/07 10:31 2 pgs
Fees:13.00 Taxes:769.60

20070409-0041581

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 46, Unit 1102, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed, of record in Instrument No. 20000720-071772 and re-recorded as Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Garry R. Trexler and wife, Kathie L. Trexler by Warranty Deed dated December 28, 2001 from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20020102-0000676, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Bellevue Commons Townhome Association, Inc. of record in Instrument No. 20000720-0071771, amended in Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bellevue Commons Townhomes, of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement of record in Book 5202, page 736, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 7308, page 762, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Public Utilities Easement recorded in Book 11426, page 63, Register's Office for Davidson County, Tennessee.
8. Easement for storm drainage of record in Instrument No. 20000310-0025049, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20000616-0060368, Register's Office for Davidson County, Tennessee.