WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090029048 DEEDWARR
Recvd: 05/04/09 08:54 2 pgs
Fees:13.00 Taxes:660.45
20090504-0040123

R-CL-09-1604

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/17/09

(AFFIX SEAL)

JENNA WILLIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony J. Stevens	Fifth Third Mortgage Company	
7252 Highway 70 South #1604	P.O. Box 630170	
Nashville, TN 37221	Cincinnati, OH 45263	142-7-F-92.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SOPHIE THIOLLOY AND HUSBAND, BART DETAEYE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY J. STEVENS AND ANDREA M. STEVENS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 92, UNIT 1604 OF BELLEVUE COMMONS TOWN HOMES HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE EXHIBIT A TO THE MASTER DEED OF RECORD IN DOC. NO. 200007200071772, RERECORDED IN DOC. NO. 200008280084760, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENTS APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO SOPHIE THIOLLOY AND BART DETAEYE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM BRETT C. SANDERS, RECORDED ON THE 4TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070504-0053853, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING (BUT NOT LIMITED TO) THOSE INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER(S) 20070504-0053853, 20000720-0071771, 20000915-0091868, 20001009-0100204, 20000720-0071772, 20000828-0084760, 20060824-0104869, 20080415-0038238; BOOK 5202, PAGE 736; BOOK 11426, PAGE 63; AND BOOK 7308, PAGE 762, SAID REGISTER'S OFFICE..

unimproved ( )

This is improved (X) property, known as 7252 Highway 70 South #1604, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of April, 2009.

Sophie Thiolloy

Bart DeTaeye

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sophie Thiolloy and Bart DeTaeye, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2009.

Notary Public
My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903