THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Prestige Title, LLC** **1600 Westgate Circle** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Barbara Fingleton Affiant Subscribed and sworn to before me this 1st day of May, 2009. Notary Public My Commission Expires:

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

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Mary Elizabeth Perkins 7252 Highway 70 South, Unit 408 Nashville, TN 37221	**Send Tax Bills To:** **Peoples Home Equity** **213 Ward Circle, Ste. 201** **Brentwood, TN 37027**	**Tax Information:** Map and Parcel No.: 142-07-0-F 016.00

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, **Barbara Fingleton, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Elizabeth Perkins, unmarried** ("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 408, 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 1st day of May, 2009.

Barbara Fingleton

Barbara Fingleton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Barbara Fingleton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2009.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 8, 2012

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090034535 DEEDWARR
Recvd: 05/26/09 14:27 2 pgs
Fees:13.00 Taxes:721.50

20090526-0048286

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 16, Unit No. 408, 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. 20000720-0071772, rerecorded in 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 Barbara Fingleton, unmarried by deed dated 11/18/05 from E.W. Wendell, Trustee and Individually, and Janice Wendell, Trustee and Individually, of record in Instrument No. 20051129-0143600, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 142-07-0-F 016.00.
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, rerecorded 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. Easement for storm drainage of record in Instrument No. 20000310-0025049, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Public Utilities Easement of record in Book 11426, page 63, 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.