return to:
Rudy Title & Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212 B-SWOW-10-7252

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 340-3434

BILL GARRETT, Davidson County
Trans:T20100033201 DEEDWARR
Recvd: 06/02/10 10:55 2 pgs
Fees:13.00 Taxes:592.00
20100602-0042333

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 142-07-F-072.00 CO

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this the 14th day of May, 2010.

My Commission Expires: 01/07/2013

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:
BYRON LAROY DAVIS
7252 HIGHWAY 70 SOUTH, UNIT 1403
NASHVILLE, TN 37221

SEND TAX BILLS TO:
REGIONS BANK dba REGIONS MORTGAGE
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **RANDY WACHS, an unmarried man** (hereinafter the "Grantor"), has bargained and sold, and does by these presents transfer and convey, unto **BYRON LAROY DAVIS, an unmarried person** (hereinafter "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 72 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded in Instrument No. 20000720- 0071772, rerecorded in Instrument No. 20000828-0084760, as amended in Instrument No. 20060824-0104869, Register's Office for 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 Exhibit "A" in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Randy Wachs, an unmarried man by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20011001-0105468, Register's Office for Davidson County, Tennessee, dated September 25, 2001.

BEING improved property known as 7252 Highway 70 South, Unit 1403, Nashville, TN, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2010 and subsequent years. Tax Parcel No. 142-07-F-072.00.

2. The premises herein a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act, Section 66-27-101 *et seq.* of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing said Horizontal Property Regime of Bellevue Commons Townhomes, of record in Instrument No. 20000720-0071772, in the Register's Office for Davidson County, Tennessee; re-recorded in Instrument No. 20000828-0084760; and amended in Instrument No. 20060824-0104869, all in said Register's Office.

3. All matters shown on the Plan attached as "Exhibit A" to the Master Deed, of record in Instrument No. 20000720-0071772; re-recorded in Instrument No. 20000828-0084760; and amended in Instrument No. 20060824-0104869, all in said Register's Office.

4. Charter for Bellevue Commons Townhome Association of record in Instrument No. 20000720-0071771; as amended in Instrument No. 20000915-0091868; and in Instrument No. 20001009-0100204, all in said Register's Office.

5. Easement to Harpeth Valley Utility District in Book 11426, Page 63, said Register's Office.

6. Easement to State of Tennessee in Book 5202, Page 732; and Book 5024, Page 458, said Register's Office.

7. Right of Way Easement in Book 7308, Page 762, said Register's Office.

8. Sanitary Sewer Easement in Instrument No. 20000310-0025049, said Register's Office.

9. Storm Water Detention Agreement in Instrument No. 20000616-0060368, said Register's Office.

10. Quitclaim Deed of common areas to HOA in Instrument No. 20080415-0038238, said Register's Office.

Grantor further covenants and binds himself, his heirs, successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused his name to be affixed hereto on this 14th day of May, 2010.

Randy Wachs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Randy Wachs, grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 14th day of May, 2010.

My Commission Expires: CASEY FISHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Notary Public