WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/11 12:41 2 pgs
Fees:13.00 Taxes:614.20
20110628-0049350

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie J. Hines	Bank of America	142-7-F-3CO
(NAME)	(NAME)	
7252 Highway 70 South 203	840 Crescent Center Dr. #460	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin TN 37067	
(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, I, Edward Charles Bichon, III, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie J. Hines, a single person, 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 3, UNIT No. 203, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, 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 identification and location of said Unit.

Being the same property conveyed to Edward Charles Bichon, III, by Quitclaim Deed of record in Instrument Number 20020828-0104290, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Bellevue Commons Townhomes of record in Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee. Charter of Townhomes Association of record in Instrument No. 20000720-0071771, Register's Office for DAVIDSON County, Tennessee. Charter for Private Elements Association of record in Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20000616-0060368, Register's Office for DAVIDSON County, Tennessee. Sanitary Sewer Easement of record in Instrument No. 20000310-0025049, Register's Office for DAVIDSON County, Tennessee. Easement to State of Tennessee of record in Book 5202, page 732 and Book 5024, page 458, Register's Office for DAVIDSON County, Tennessee. Right of Way Easement of record in Book 7308, page 762, Register's Office for DAVIDSON County, Tennessee. Quitclaim Deed for common areas to Home Owners Association of record in Instrument No. 20080415-0038238, Register's Office for DAVIDSON County, Tennessee. Easement to Harpeth Valley Utility District of record in Book 11426, page 63, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, amended in Instrument No. 20060824-0104869, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to line for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.

unimproved ☐

This is improved ☒ property, known as 7252 Highway 70 South 203, 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 my hand this 22nd day of June, 2011.

Edward Charles Bichon III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Charles Bichon, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of June, 2011.

Commission expires:

Notary Public

Beth Triplett Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-14-2013