RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12061244

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Sumner

The actual consideration or value, whichever is geater, for this transfer is: ~~$174,900.00~~.

Janet Adams
Affiant

Subscribed and sworn to before me, this ~~25th~~ 26th day of July, 2012.

Vicki Dutton
Notary Public
My Commission Expires: 3/1/16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey P. Leonard 7252 Highway 70 S #1103 Nashville TN 37221	~~New Owner~~ PrimeLending, A PlainsCapital Co. 18111 Preston Rd., Ste. 900 Dallas, TX. 75252	Tax Parcel ID No. 142070F04700CO

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, **Anna M. Hopkins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey P. Leonard, an unmarried man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 47, Unit No. 1103 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760, 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 Anna M. Hopkins by Warranty Deed from Staci L. Purvis, unmarried, recorded on the 28th day of December, 2004 in Instrument No. 20041228-0153268, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Charter of Homeowners Association recorded at Instrument Nos. 20000720-0071771, 20000915-0091868 and 20001009-0100204.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLEVUE COMMONS TOWNHOMES of record in Instrument No. 200007200071772, re-recorded at Instrument No. 200008280084760 , as amended by instrument(s) of record in Instrument No. 20060824-0104869; also subject to easements, rights and interests 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 building thereon.

Easement for Highway Purposes, recorded in Book 5202, Page 736.

BILL GARRETT, Davidson County
Trans:T20120062890 DEEDWARR
Recvd: 08/22/12 14:14 2 pgs
Fees:13.00 Taxes:647.13
20120822-0075608

Easement for Utilities, recorded in Book 11426, Page 63.

Easement for Ingress-Egress, recorded in Book 7308, Page 762.

Conveyance to Homeowners Association recorded at Instrument No. 20080415-0038238.

This is improved property located at 7252 Highway 70 S #1103 Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 25th day of July, 2012.

Anna M. Hopkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna M. Hopkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014