WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2013

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne MacKillop	Suzanne MacKillop	142-07-0-F 028.00 CO
(NAME)	(NAME)	
7252 Highway 70 South Unit 706	7252 Highway 70 South Unit 706	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, We, **Jason M. Tedesco and Crystal D. Tedesco**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suzanne MacKillop**, 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:

Real estate located in Davidson County, Tennessee, and described as follows:

Being Lot 28, Unit 706, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, as established by a Master Deed of record in Instrument Number 20000720-0071772 and re-recorded in Instrument No. 20000828-0084760 and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Tedesco and Crystal D. Tedesco, by Special Warranty Deed from U.S. Bank National Association, as Successor Trustee, to Bank of America, National Association as Successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-7, dated May 20, 2010, of record in Instrument No. 20100614-0045984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing in the Master Deed, plan and By-Laws of record in Instrument No. 20000720-0071772 and as re-recorded in Instrument No. 20000828-0084760 and as amended in Instrument No. 20060824-0104869; Articles of Incorporation/Charter of record in Instrument No. 20000720-0071771; Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204;Easement for ingress/egress of record in Book 7308, page 762; Easement to the State of Tennessee for highway purposes of record in Book 5202, page 736; Easement for utilities of record in Book 11426, page 63; all of record in the Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 7252 Highway 70 South Unit 706, 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.

BILL GARRETT, Davidson County
Trans:T20130033826 DEEDWARR
Recvd: 04/25/13 08:41 2 pgs
Fees:13.00 Taxes:612.35
20130425-0040930

Witness our hands this 23rd day of April, 2013.

Jason M. Tedesco

Crystal D. Tedesco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jason M. Tedesco and Crystal D. Tedesco, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2013.

Notary Public

My Commission Expires:

