Box 14

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130071071 DEEDWARR
Recvd: 08/19/13 09:12 2 pgs
Fees:13.00 Taxes:626.23
20130819-0086653

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$169,250.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2013.

Notary Public

My commission expires: May 5, 2015
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Steven J. Nathan**<br>**Brenda M. Nathan** | NEW OWNERS | **Map 142-07-0-F,Parcel 092.00C** |
| **7252 Highway 70 South, Apt 1604** | | |
| **Nashville, TN 37221** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Anthony J. Stevens and Andrea M. Stevens, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Steven J. Nathan and Brenda M. Nathan, husband and wife**

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 No. 92 of Bellevue Commons Town homes, a Planned Unit Development, as set out on Exhibit A to the Master Deed of Bellevue Commons Town homes of record in Instrument No. 200007200071772, re-recorded in Instrument No. 200008280084760, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.**

**BEING the same property conveyed to Anthony J. Stevens and Andrea M. Stevens, by Deed from Sophia Thiolloy and husband Bart Detaeye, dated April 30 2009, of record in Instrument No. 20090504-0040123, said Register's Office.**

**THE conveyance of the above described parcel of land is subject to the following:**

(1) **All matters as set forth on the plan of record in Instrument No. 200007200071772, and re-recorded in Instrument No. 200008280084760, amended in Instrument No. 20060824-0104869, said Register's Office., shows an Owner's Certificate,**
(2) **Master Deed and By-Laws of Bellevue Commons Townhomes of record in Instrument No. 200007200071772 and re-recorded in Instrument No. 200008280084760, amended in Instrument No. 20060824-0104869, said Register's Office.**
(3) **Charter of Bellevue Commons Townhomes Association, Inc., of record in Instrument No. 200007200071771, amended in Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, said Register's Office.**
(4) **Easement for highway purposes of record in Book 5202, Page 736, said Register's Office.**
(5) **Grant of Easement for ingress and egress of record in Book 7308, Page 762, said Register's Office.**
(6) **Agreement for Dedication of Public Utilities Easement of record in Book 11426, Page 63, said Register's Office.**
(7) **Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 200003100025049, said Register's Office.**
(8) **Storm Water Detention Agreement of record in Instrument No. 200006160060368, said Register's Office.**
(8) **Conveyance of common area to Bellevue Commons Townhomes Association, Inc., of record in Instrument No. 20080415-0038238, said Register's Office.**
(9) **Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (_X__) Unimproved (____) property, known as **7252 Highway 70 South, Apt 1604, Nashville, TN 37221**

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 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/our hand(s) this **15th** day of **August, 2013.**

Anthony J. Stevens
**Anthony J. Stevens**

By: Kathy Hand, attorney-in-fact
**Kathy Hand, Attorney-in-Fact**

Andrea M. Stevens
**Andrea M. Stevens**

By: Kathy Hand, attorney-in-fact
**Kathy Hand, Attorney-in-Fact**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Kathy Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Anthony J. Stevens and Andrea M. Stevens, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Anthony J. Stevens and Andrea M. Stevens for the purpose therein contained, by signing the name of Anthony J. Stevens and Andrea M.Stevens by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2013

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.