THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070207** BILL GARRETT, Davidson County Trans:T20130075856 DEEDWARR Recvd: 09/03/13 12:39 2 pgs Fees:13.00 Taxes:632.70 20130903-0092465	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$171,000.00 Affiant Subscribed and sworn to before me, this22nd day of August, 2013. Notary Public My Commission Expires: DEBORAH TUBBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXP. 8-17-15

WARRANTY DEED

Address New Owner: Brian A. Tatchin 7252 Highway 70 S #602 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142070F05800CO

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, **Jeffrey Paul Frye and Jeanetta W. Frye, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian A. Tatchin**, ("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 No. 58, Unit No. 602, Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded at Instrument No. 200007200071772; and re-recorded at Instrument No. 200008280084760, 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 Jeffrey Paul Frye and Jeanetta W. Frye, husband and wife by Warranty Deed from Anna E. Cathey and Brian Cathey, married, recorded on the 5th day of April, 2007 in Instrument No. 20070405-0040784, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLEVUE COMMONS TOWNHOMES, as recorded in Exhibit "A" of Master Deed at Instrument No. 200007200071772, re-recorded at Instrument No. 200008280084760, amended at Instrument No. 20060824-0104869.

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 Condominium 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.

Charter of Bellevue Commons Townhome Association, Inc. recorded at Instrument No. 200007200071771, amended at Instrument Nos. 20000915-0091868 and 20001009-0100204.

This is improved property located at 7252 Highway 70 S #602 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 21st day of August, 2013.

Jeffrey Paul Frye

Jeffrey Paul Frye

Jeanetta W. Frye

STATE OF Virginia)
COUNTY OF Albemarle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Paul Frye and Jeanetta W. Frye, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2013.

Notary Public

My Commission Expires: 07-31-2016

KENNETH RAY AMISS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2016
COMMISSION # 286660