BILL GARRETT, Davidson County
Trans:T20140033061 DEEDWARR
Recvd: 05/13/14 10:58 2 pgs
Fees:13.00 Taxes:682.65

20140513-0040838

| | |
|---|---|
| (Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $184,500.00.<br>Elaine C. Williamson<br>Affiant<br>Subscribed and sworn to before me, this 7th day of May, 2014.<br>Mary Birthright<br>Notary Public<br>My commission expires: 11-3-15 |

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Rabo K. Garba and Cassandra Garba** | ~~XXXXXXXXX New Owner~~ USAA Federal Savings | **Map\Parcel: 142-07-0-F-025.00CO** |
| **7252 Highway 70 South #703** | 10750 McDermott Freeway | |
| **Nashville, TN 37221** | San Antonio, TX 78288 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Joycelyn A. Stevenson, an unmarried woman**

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

**Rabo K. Garba and Cassandra Garba, 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. 25, Unit No. 703 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, as re-recorded as Instrument No. 20000828-0084760 and amended in Instrument Number 20060824-0104869, 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 Joycelyn A. Stevenson, an unmarried woman by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, of record in Instrument No. 20020207-0016986, Register's Office for Davidson County, Tennessee, dated February 05, 2002 and recorded on February 07, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to a Master Deed establishing a Horizontal Property Regime of Bellevue Commons Townhomes of record in Instrument Number 20000720-0071772, as re-recorded in Instrument Number 20000828-0084760, and amended in Instrument Number 20060824-0104869, Register's Office for Davidson County, Tennessee. Subject to Charter of the Homeowner's Association of record in Instrument Number 20000720-0071771; Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Site Plan attached as Exhibit "A" to the Master Deed establishing a Horizontal Property Regime of Bellevue Commons Townhomes of record in Instrument Number 20000720-0071772, as re-recorded in Instrument Number 20000828-0084760, and amended in Instrument Number 20060824-0104869, Register's Office for Davidson County, Tennessee. Easement for ingress and egress of

record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee. Easement for Storm Drainage of record in Instrument Number 20000310-0025049, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 5202, Page 736, in the Register's Office for Davidson County, Tennessee. Easement to Harpeth Valley Utility District of Williamson and Davidson Counties, Tennessee of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20000616-0060368, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 7252 Highway 70 South #703 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 7th day of May, 2014.

Joycelyn A. Stevenson

Joycelyn A. Stevenson

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Joycelyn A. Stevenson the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2014.

Notary Public

My Commission Expires: 4-25-16

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

File #: **7014058**
**RECORD & RETURN TO:**
**Solomon \ Parks Title & Escrow, LLC**
**8119 ISABELLA LANE, SUITE 105**
**BRENTWOOD, TN 37027**