File Box 8

BILL GARRETT, Davidson County
Trans:T20140053315 DEEDWARR
Recvd: 07/23/14 14:53 2 pgs
Fees:13.00 Taxes:734.17
20140723-0065544

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gre
this transfer is $198,425.00

Affiant

Subscribed and sworn to before me, this 22nd day of July 2014.

Notary Public
My commission expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Bradford Alan Graves 7252 Hwy 70 S #1104 Nashville TN 37221	PRIMELENDING 17330 PRESTON RD., # 160B DALLAS, TX 75252	142-070F-48.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Amanda G. Genovese f/n/a Amanda Dulik, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Bradford Alan Graves hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 48, Unit 1104, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed, of record in Instrument No. 20000720-0071772 recorded in Instument No. 20000828-0084760, Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

The same property conveyed to Amanda G. Dulik now known as Amanda G.Genovese by warranty deed from Mary Anne Akin and Joseph W Akin of record in Instrument No. 20040527-0062685, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Restrictions of record in Instrument No. 20000720-0071772 amended in Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee 3) Easement to Metropolitan Govt. of Nashville as set forth in Instrument No. 20000310-0025049 4) Easement for Ingress/Egress as set forth in instrument recorded in Book 7308 Page 762 5) Easement for Highway purposes to State of TN as set forth in instrument recorded in Book 5202 Page 736 6) Easement to Harpeth Valley Utility District as set forth in instrument recorded in Book 11426 Page 63 7) Easement to Storm Water Detention Agreement as set forth in Instrument No. 20000616-0060368 8) Charter of Bellevue Commons Townhome Association, Inc. of record in Instrument No. 20000720-0071771 and amended in Instrument 20000915-0091868 and 20001009-0100204

This property is improved property known as 7252 Hwy 70 S #1104, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 22 day of July, 2014.

Amanda G. Genovese

Amanda G. Genovese

Christopher Genovese, who joins in this conveyance for the sole Purpose of waiving any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda G. Genovese and Christopher Genovese, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of July, 2014.

Sheri Engel

Notary Public

My Commission expires: January 16, 2016

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 08320