BILL GARRETT, Davidson County
Trans:T20150032375 DEEDWARR
Recvd: 04/29/15 10:57 2 pgs
Fees:13.00 Taxes:732.60
20150429-0038248

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2015.

Notary Public

My commission expires: 11-13-18

BEVERLY PARHAM TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(Notary Stamp)

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:
Stuart Duncan Routon and Ashley Joan Routon	**Wells Fargo Bank**	**Map\Parcel: 142-07-0-F-017.00CO**
7252 Highway 70 South Unit 17	**2701 Wells Fargo Way**	
Nashville, TN 37221	**Minneapolis, MN 55467**	

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,

Jessica L. Pearce, an unmarried woman

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

Stuart Duncan Routon and Ashley Joan Routon, 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 17, 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; re-recorded in Instrument No. 20000828-0084760; and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica L. Pearce, an unmarried woman by Warranty deed from Kathleen L. Boyer, unmarried, of record in Instrument No. 20130606-0057536, Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on June 06, 2013.

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.

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.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options,

burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Commons Townhomes of record in Instrument Number 20000720-0071772, re-recorded as Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869 , Register's Office for Davidson County, Tennessee.
Charter of Bellevue Commons Homeowners 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.
Ingress egress easement of record in Book 7308, Page 762, 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 record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee.
Storm drainage of record in Instrument Number 20000310-0025049, 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.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 7252 Highway 70 South Unit 17 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 24th day of April, 2015.

Jessica L. Pearce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jessica L. Pearce the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their 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 24th day of April, 2015.

Notary Public

My Commission Expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY