THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15053972**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $196,250.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150040011 DEEDWARR
Recvd: 05/22/15 10:56 2 pgs
Fees:13.00 Taxes:726.13
20150522-0047431

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Connie Ealey 7252 HIGHWAY 70 S Nashville TN 37221-2857	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142070F06100CO

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, **Stephen S. Dotson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Connie Ealey**, ("Grantee"), her 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. 61, Unit No. 605 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed of record as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, amended at Instrument No. 20060824-0104869 in the Register's Office of Davidson County, Tennessee, together with an undivided percentage in the common elements appurtenant to said unit. Reference is hereby made for 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 Suzanne P. Scott, unmarried, by Warranty Deed from M. Asher Levine and wife, Whitney G. Levine, dated 8/4/2003, recorded 8/14/2003, of record in Instrument No. 20030814-0117420, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen S. Dotson, unmarried by Warranty Deed from Suzanne P. Scott, a married woman, recorded on the 22nd day of January, 2014 in Instrument No. 20140122-0006140, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

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 Nashville TN 37221-2857

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 20th day of May, 2015.

Stephen S. Dotson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen S. Dotson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018