27262-8 return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048495 DEEDWARR
Recvd: 06/18/15 08:57 2 pgs
Fees:13.00 Taxes:740.00
20150618-0058018

B-KW-15-7252-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2015.

Anna Mosley
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William M. Todd	**Renasant Bank**	
(NAME)	(NAME)	**142-07-0F-005.00-CO**
7252 Highway 70S #205	**2001 Park Place North, Suite 650**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Birmingham, AL 35203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ASLI TINER AND ERIC SOCHOCKI, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM M. TODD, AN UNMARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST, AND KRYSTINA L. JANETATOS, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5, Bellevue Common Townhomes, as established under Master Deed of record in Instrument 20000720-0071772, re-recorded at Instrument No. 20000828-0084760, amended at Instrument No. 20060824-0104869, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Asli Tiner, an unmarried woman by Warranty deed from John F. Perkins, married of record in Instrument No. 20090925-0089355 Register's Office for Davidson County, Tennessee, dated September 23, 2009 and recorded on September 25, 2009. Asli Tiner, having since married. Her husband, Eric Sochocki joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
• Taxes for the year 2015 a lien, not yet due and payable.
• 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 DavidsonCounty, 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 DavidsonCounty, Tennessee.
• Storm water detention agreement of record in Instrument Number 20000616-0060368, in the Register's Office for DavidsonCounty, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7252 Highway 70S #205 , 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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 16th DAY OF JUNE, 2015.

Asli Tiner

Eric Sochocki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
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