WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

Y-VRES-16-7252-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

1617460

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ernest D. Metivier and Madelon Metivier	Mortgage Investors Group	
(NAME)	(NAME)	
7252 Highway 70 South #702	8320 East Walker Springs Ln #200	**142-07-0-F-024.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2857	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOWARD V. CORCORAN AND SARA G. CORCORAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERNEST D. METIVIER AND MADELON METIVIER,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*Husband and wife

Land in Davidson County, Tennessee, being Lot 24, Unit No. 702 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. and Instrument No. 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 Howard V. Corcoran and Sara G. Corcoran, husband and wife by Warranty deed from Pulte Homes Tennessee limited partnership, a Nevada limited partnership of record in Instrument No. 20020222-0022965 Register's Office for Davidson County, Tennessee, dated February 08, 2002 and recorded on February 22, 2002.

This conveyance is subject to:
- Taxes for the year 2016.
- Charter of Bellevue Commons Townhome Association, Inc. of record in Instrument Number 20000720-071771, in the Register's Office for Davidson County, Tennessee.
- Charter for Bellevue Commons Private Elements Association, Inc. of record in Instrument Number 20000915-091868 and Instrument No. 20001009-0100204, in the Register's Office for DavidsonCounty, Tennessee.
- Harpeth Valley Utility District Easement of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee.
- Easements to the State of Tennessee for highway purposes of record in Book 5202, Page 732 and Book 5024, Page 458, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20000310-0025049, 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 70 South #702, Nashville, Tennessee 37221-2857**.

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.

Davidson County DEEDWARR
Recvd: 05/04/16 09:15 2 pgs
Fees:13.00 Taxes:839.90
20160504-0043824

Witness my/our hand(s) this the 2 DAY OF MAY, 2016.

Howard V. Corcoran by John Gleaves, Attorney-in-Fact

Howard V. Corcoran by John Gleaves, Attorney-in-Fact

Sara G. Corcoran by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HOWARD V. CORCORAN AND SARA G. CORCORAN, and who acknowledged he/she/they executed the same as the free act and deed of the said HOWARD V. CORCORAN AND SARA G. CORCORAN.

Witness my hand and official seal, this the 2nd of May, 2016.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018