WARRANTY DEED

Bill Garrett Davidson County
Batch# 98715 DEEDWARR
06/01/2018 08:39:30 AM 2 pgs
Fees: $13.00 Taxes: $991.60
20180601-0052082

O-BR-18-7252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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)
Patrick Miller	Franklin Synergy Bank	
(NAME)	(NAME)	
7252 Highway 70 S #703	722 Columbia Ave	**142-07-0F-025.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2858	Franklin, TN 37064	
(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, **RABO K. GARBA AND CASSANDRA GARBA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK MILLER,** ** 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:

** unmarried

Land in Davidson County, Tennessee, being Lot No. 25, Unit No. 703 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, as re-recorded as Instrument No. 20000828-0084760 and amended in Instrument Number 20060824-0104S69, 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 Rabo K. Garba and Cassandra Garba, husband and wife by Warranty deed from Joycelyn A. Stevenson, an unmarried woman of record in Instrument No. 20140513-0040838 Register's Office for Davidson County, Tennessee, dated May 07, 2014 and recorded on May 13, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- 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 Davidson County, 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 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;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7252 Highway 70 S #703, Nashville, Tennessee 37221-2858**.

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 24th DAY OF MAY, 2018.

Rabo K. Garba

Cassandra Garba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RABO K. GARBA, 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 24th of May, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASSANDRA GARBA, 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 24th of May, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY