Karen Johnson Davidson County
Batch# 206628 DEEDWARR
03/18/2019 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,019.90
20190318-0024183

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,650.00.

Affiant

Subscribed and sworn to before me, this the15th day of March, 2019.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph Edward Bourcier	New Owner	Map 142-07-0-F Parcel 005.00co
7252 Highway 70 South, Apt 205		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William M. Todd and Krystina L. Janetatos nka Krystina Todd, husband and wife

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

Joseph Edward Bourcier, single man

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 Unit No. 5 as shown on the plan of Bellevue Commons, filed as Exhibit A to, and established by the Master Deed for Bellevue Commons Townhomes, of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to 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, by Deed dated August 23, 2015 from Asli Tiner and Eric Sochocki, wife and husband, of record in Instrument No. 20150618-0058018, Register's Office for Davidson County, Tennessee. William M. Todd and Krystina L. Janetatos have since married and Krystina L. Janetatos is now known as Krystina Todd.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A" to the Master Deed as shown in Instrument No. 20000720-0071772, and re-recorded in Instrument No. 20000828-0084760, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for highway purposes of record in Book 5202, Page 736, said Register's Office. (3) Grant of Easement for ingress and egress of record in Book 7308, Page 762, said Register's Office. (4) Agreement for Dedication of Public Utilities Easement of record in Book 11426, Page 63, said Register's Office. (5) Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20000310-0025049, said Register's Office. (6) Storm Water Detention Agreement of record in Instrument No. 20000616-0060368, said Register's Office. (7) Master Deed and By-Laws of Bellevue Commons Townhomes, of record in Instrument No. 20000720-0071772, and re-recorded in Instrument No. 20000828-0084760, and amended in Instrument No. 20060824-0104869, said Register's Office. (8) Charter of Bellevue Commons Townhome Association, Inc., of record in Instrument No. 20000720-0071771, and amended in Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **7252 Highway 70 South, Apt 205, 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 **15th** day of **March, 2019.**

William M. Todd

Krystina L. Janetatos nka Krystina Todd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William M. Todd and Krystina L. Janetatos nka Krystina Todd,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **March, 2019.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY