RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 221365 DEEDWARR
04/24/2019 10:15:56 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190424-0037578

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2019.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Tina M. Houck	New owner	**142-07-0-F-083.00co**
7252 Highway 70 S, #1502		
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,

Austin Elliott, a married man

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

Tina M. Houck, unmarried

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. 83 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, as re-recorded in Instrument No. 20000828-0084760, and further amended in Book 20060824-0104869, 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 on Exhibit "A" in said Master Deed for a more complete definition and location of said unit.

BEING the same property conveyed to Austin Elliott by Deed dated April 18, 2016, from Kimberly Ann Currier and husband, Matthew Currier of record in Instrument No. 20160420-0038268, said Register's Office for Davidson County, Tennessee.

Bailey G. Elliott, spouse of the above named Austin Elliott, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

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 as re-recorded in Instrument No. 20000828-0084760, and further 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) **Conveyance of common area to Bellevue Commons Townhomes Association, Inc., of record in Instrument No. 20080415-0038238 and in Instrument No. 20111003-0076378, said Register's Office.**

10) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as: **7252 Highway 70 S, #1502, 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 **19th** day of **April, 2019.**

Austin Elliott

Bailey G. Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Austin Elliott and Bailey G. Elliott,** 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 **19th** day of **April, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY