THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124572**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ DICKSON The actual consideration or value, whichever is greater, for this transfer is: $276,500.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2020. Notary Public My Commission Expires:

JOYL BAKER NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES AUGUST 21, 2023 COUNTY OF DICKSON

Karen Johnson Davidson County
Batch# 364935 **DEEDWARR**
02/28/2020 10:37:35 AM 2 pgs
Fees: $13.00 Taxes: $1,023.05

20200228-0022414

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy D. Gilland 7252 Highway 70 South #1102 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 07 0F 046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip D. Jones, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy D. Gilland, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Lot 46, Unit No. 1102 of Bellevue Commons Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Master Deed establishing Bellevue Commons Townhomes, a Horizontal Property Regime, of record in Instrument Number 20000720-0071772, being re-recorded in Instrument Number 20000828-0084760, and amended by Instrument Number 20060824-0104869, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Re-Recorded Master Deed; together with a percentage interest in the common elements as set forth in said Re-Recorded Master Deed.

Being the same property conveyed to Phillip D. Jones, by Warranty Deed from Garry R. Trexler and wife, Kathie L. Trexler, of record in Instrument No. 20070409-0041581, in the Register's Office of Davidson County, Tennessee, dated April 05, 2007 and recorded on April 09, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bellevue Commons Townhomes of record in Instrument No. 20000720-0071772, being Re-Recorded in Instrument No. 20000828-0084760, as amended by instrument(s) of record in Instrument No. 20060824-0104869; also subject to easements, rights and interests 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 building thereon.

Easement for Ingress and Egress, recorded in Book 4637, Page 337 and Book 7308, Page 762.

Easement for Highway Purposes and Temporary Construction, recorded in Book 5202, Page 736.

Easement for Agreement for Dedication of Public Utilities, recorded in Book 11426, Page 63.

Easement for Agreement for Dedication of Storm Drainage, recorded in Instrument No. 20000310-0025049.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000616-0060368.

This is improved property located at 7252 Highway 70 South #1102 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2020.

Phillip D. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip D. Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2020.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022