Karen Johnson Davidson County
Batch# 418959 DEEDWARR
06/18/2020 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20200618-0064048

| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>FTEC File No. 35471-05-2020 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $297,000.00.<br>Affiant<br>Subscribed and sworn to before me this 5th day of June, 2020.<br>Notary Public<br>My Commission Expires: 11/08/2022 |
|---|---|

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address New Owner:<br>Skyler T. Gordon<br>7252 Hwy 70 S #702<br>Nashville, TN 37221 | Send Tax Bills To:<br>Truist Bank<br>901 Semmes Ave<br>Richmond, VA 23224 | Tax Information:<br>Map and Parcel No.<br>142 07 0 F 024 00CO |
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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, **Ernest D. Metivier and Madelon Metivier, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Skyler T Gordon, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7252 Hwy 70 S #702, Nashville, TN 37221.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 5th day of June, 2020.

Ernest D. Metivier

Madelon Metivier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ernest D. Metivier and Madelon Metivier, 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, at office, this 5th day of June, 2020.

Notary Public

My Commission Expires:

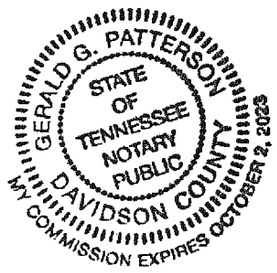


EXHIBIT "A"

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. 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 Ernest D. Metivier and Madelon Metivier, husband and wife, by deed dated May 2, 2016, from Howard V. Corcoran and Sara G. Corcoran, husband and wife, of record in Instrument No. 20160504-0043824, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 142 07 0 F 024 00CO.
2. State and County taxes for the year 2019, in the amount of $1,394.72, PAID. Map and Parcel No. 142 07 0 F 024 00CO.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bellevue Commons Townhomes, of record in Instrument No. 20000720-0071772 and rerecorded in Instrument No. 20000828-0084760 amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement granted to the State of Tennessee for highway purposes of record in Book 5202, page 732, Book 5202, page 736, and Book 5024, page 458, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 11426, page 63, Register's Office for Davidson County, Tennessee.
7. Easement for right of way of record in Book 7308, page 762, Register's Office for Davidson County, Tennessee.
8. Easement for storm drainage of record in Instrument No. 20000310-0025049, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20000616-0060368, Register's Office for Davidson County, Tennessee.
10. Subject to rights of others in and to the common arears and/or elements.

Certificate of Authenticity

I, Venikka Branch 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 Tennessee
County of Davidson

Personally appeared before me, Cari Allen a notary public for this county and state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021