RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230243656

Karen Johnson Davidson County
Batch# 979194 DEEDWARR
03/10/2023 09:32:13 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20230310-0017352

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $399,000.00

Affiant

Subscribed and sworn to before me, this 8th day of March, 2023.

Notary Public
My Commission Expires: 11/2/2026

CHRISTINA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roderick A. Payne	Guaranteed Rate, Inc	Tax Parcel ID No.
7252 Highway 70 S Apt 1101	1806 West Cuyler Ave., Suite 1W	142-07-0F-045.00-CO
Nashville TN 37221	Chicago, IL 60613	

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, **Mary Ginder Caprio a/k/a Mary Grace Yerdon, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roderick A. Payne , an unmarried man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 45, Unit 1101, of Bellevue Commons Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, and as amended in Instrument No. 20060824-0104869, Register's Office for 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 description of said Unit.

Being the same property conveyed to Mary Ginder Caprio aka Mary Grace Yerdon, a single woman by Warranty Deed from Nathan William Mitchell, by and through Attorney-in-Fact Kate Rosenthal, married of record in Instrument No. 20190620-0059540 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 20, 2019.

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.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000720-0071772, re-recorded as Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of Bellevue Commons Homeowners Association of record in Instrument Number 20000720-0071771, Instrument No. 20000915-0091868, and Instrument No. 20001009-0100204, in the Register's Office for Davidson County, Tennessee.

Ingress egress easement of record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 5202, Page 736, Page 5202, Page 732, in the Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee.

Storm drainage of record in Instrument Number 20000310-0025049, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20000616-0060368, in the Register's Office for Davidson County, Tennessee.

Right-Of-Way Deed for Highway Purposes of record in Book 5024, Page 458, 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.

This is improved property located at 7252 Highway 70 S Apt 1101 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 8th day of March, 2023.

Mary Ginder Caprio a/k/a Mary Grace Yerdon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Ginder Caprio a/k/a Mary Grace Yerdon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov. 22, 2025