WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 12/31/08 09:45 2 pgs
Fees:13.00 Taxes:912.05

20081231-0123811

File No.: 2008110014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00

CP Mdma
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2008

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
2206 Hillsboro Rd., Suite 200
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Hunter	NEW OWNER	105-14-0-C-041.00CO
(NAME)	(NAME)	
2310 Elliott Ave #525		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Blake Allen Martin and Ivelisse Martin, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily Hunter, a single woman, 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 Number 525 on the plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20070604-0065994 and First Supplementary Declaration of Covenants of record in Instrument Number 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument Number 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Blake Allen Martin and Ivelisse Martin, husband and wife by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, dated 08/20/07, recorded 08/24/07 in Instrument Number 20070824-0101355, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2310 Elliott Ave #525, Nashville, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 29th day of December, 2008.

Blake Allen Martin

Ivelisse Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Blake Allen Martin and Ivelisse Martin, husband and wife, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 29th day of December, 2008.

Amanda Vaughn
Notary Public

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
2206 Hillsboro Rd., Suite 200
Nashville, TN 37212