BILL GARRETT, Davidson County
Trans:T20090073870 DEEDWARR
Recvd: 10/30/09 10:24 2 pgs
Fees:13.00 Taxes:913.90
20091030-0100213

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$247,000.00** (Two Hundred Forty Seven Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of October, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Brian Gesell 2310 Elliott Avenue # 518 Nashville,TN 37204	Pinnacle National Bank 211 Commerce Street, Ste 300, Nashville, TN 37201	105140C02500CO

WARRANTY DEED

FOR AND IN 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, **ELIZABETH ASHLEY GESELL PERRINE, MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRIAN GESELL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 518 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, of record in Instrument 200706040065994 and First Supplementary Declaration of Covenants in Instrument 200706140071575, 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 Units, 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 200706040065994, for a more complete identification and description of said units.

Being the same property conveyed to Elizabeth Ashley Gesell, an unmarried woman by deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument 200708010091148, said Register's Office. Elizabeth Ashley Gesell having since married now know as Elizabeth Ashley Gesell Perrine. This Property has never been the marital domicile Elizabeth Ashley Gesell Perrine.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2310 ELLIOTT AVENUE # 518** **NASHVILLE,TN37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 28th day of October, 2009

Elizabeth Ashley Gesell Perrine

Elizabeth Ashley Gesell Perrine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of October, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth Ashley Gesell Perrine** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of October, 2009.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013