File No. 100330

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100038632 DEEDWARR
Recvd: 06/24/10 15:16 2 pgs
Fees:13.00 Taxes:869.50

20100624-0049517

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2010

Notary Public

MY COMMISSION EXPIRES 2-8-13

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Edwards	Same	105 14 0C 039.00 CO
(NAME)	(NAME)	
2310 Elliott Ave. Unit 521		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Kyle Wayne Tomlinson and wife, Megan Tomlinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily Edwards, 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 No. 521 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 No. 20070604-0065994, and First Supplementary Declaration of Covenants, of record in Instrument No. 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 No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Kyle Wayne Tomlinson, an unmarried man, by deed from Hillview Village Partnership, a Tennessee general partnership, dated August 27, 2007 and recorded on August 29, 2007 in Instrument No. 20070829-0103591, Register's Office, Davidson County, Tennessee.

Megan Tomlinson herein joins to convey any and all right and interest she may have; especially her marital rights.

This property is subject to building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record. Additionally, this property is subject to Restrictive Covenants and By-Laws of record in Instrument Number 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, all in the Register's Office for Davidson County, Tennessee. Restrictive covenants of record in Instrument # 20070604-0065994; Instrument # 20070614-0071575; Instrument # 20070525-0062832 and Instrument # 20070822-0100253, all in the Register's Office for Davidson County, Tennessee. Subject to Charter of record in Instrument # 20070925-0114302 and Instrument # 20070703-0079125, all in the Register's Office for Davidson County, Tennessee. Subject to easements of record in 20060623-0075251; 20060809-0098054; 20060809-0098082; 20000418-0038819; 20060623-0075219, all in the Register's Office for Davidson County, Tennessee. Subject to Memorandum of Lease of recorded in Book 10584, Page 149, in the Register's Office for Davidson County, Tennessee. Matters disclosed on the survey

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prepared by Ragan Smith Associates, dated November 16, 1996, last revised December 26, 1996, rights or claims of tenants, as tenants only, in possession pursuant to unrecorded tenant lease agreements. Subject to matters appearing in Master Deed of record in Instrument # 20070917-0110745, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2310 Elliott Ave. Unit 521, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (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 our hands this 18th day of June, 2010.

Kyle Wayne Tomlinson

Megan Tomlinson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle Wayne Tomlinson and wife, Megan Tomlinson, the bargainor(s), 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 and official seal this 18th day of June, 2010.

Commission expires: 2-28-12

Notary Public

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE