BILL GARRETT, Davidson County
Trans:T20100050543 DEEDWARR
Recvd: 08/16/10 11:04 4 pgs
Fees:23.00 Taxes:758.50
20100816-0064381

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

FROM: **KACIE L. PAINTER**

TO: **MARY BETH LONG**

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel No.**
Mary Beth Long 2310 Elliott Avenue, #834 Nashville, Tennessee 37204	JPMorgan Case Bank, N.A. ~~Chase~~ P. O. Box 78420 Phoenix, AZ 85072-8420	15-14-0C-834.00 CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me this 10th day of August, 2010.

Notary Public

My Commission Expires: 1-19-14

GERALD A. SMITH JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand and No/100 Dollars ($205,000.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **KACIE L. PAINTER**, an unmarried woman (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **MARY BETH LONG** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described in Exhibit A attached hereto and by reference incorporated herein.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, her successors and assigns forever. **GRANTOR** does covenant that she is lawfully seized and possessed of said real property, in fee

simple, has good right to convey said real property, and that the same is unencumbered, except as set forth on Exhibit B hereto.

GRANTOR further covenants and binds herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, her successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth on Exhibit B hereto.

IN WITNESS WHEREOF, GRANTOR has executed this General Warranty Deed on this 10th day of August, 2010.

Kacie L. Painter

KACIE L. PAINTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared KACIE L. PAINTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 10th day of August, 2010.

NOTARY PUBLIC

GERALD A. SMITH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-19-2014

EXHIBIT A

PROPERTY DESCRIPTION

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 834, as specified on the Plat shown in the Master Deed on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kacie L. Painter, an unmarried woman, by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20090624-0058542, said Register's Office, dated June 19, 2009, and recorded June 6, 2009.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and inspection of the premises.

3. Rights or claims of parties in possession not shown by the public records.

4. Any lien, or right to a lien, for services, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Taxes or special assessments which are now shown as existing liens by the public records.

6. This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easement now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record aforementioned, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee.

7. Easement for Cable Television of record in Instrument No. 20000418-0038819, said Register's Office.

8. If improvements are complete after January 1 of any year, the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated Sections 67-5-603, et seq.