RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph W. Holland Lauren E. Holland 2310 Elliott Avenue, ,#804 Nashville, TN 37204	Joseph W. Holland 1715 Ironwood Court Murfreesboro, TN 37129	105-14-0-C-804CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $203,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2010.

Notary Public

My Commission Expires: 8.20.13
(Affix Seal)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100060349 DEEDWARR
Recvd: 09/24/10 12:34 2 pgs
Fees:13.00 Taxes:751.10
20100924-0076248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **William Marx, unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Lauren E. Holland, unmarried, and Joseph W. Holland, married, as joint tenants with right of survivorship ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 804 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 27-101, 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 interest 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 in 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 William Marx, unmarried, by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, dated April 17, 2009, of record in Instrument No. 20090420-0035337, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **2310 Elliott Avenue, #804, Nashville, TN 37204**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of **September, 2010.**

GRANTOR(S)

William Marx

STATE OF VIRGINIA

COUNTY OF Arlington

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William Marx, an unmarried man** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 16 day of **September, 2010.**

Sharon K. Berry
Notary Public #7078439

My Commission Expires: Feb 28, 2011

SHARON K. BERRY COMMONWEALTH OF VIRGINIA NOTARY PUBLIC