THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10091129**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2010. Notary Public My Commission Expires: 11/26/10

BILL GARRETT, Davidson County
Trans:T20100064947 DEEDWARR
Recvd: 10/14/10 08:34 2 pgs
Fees:13.00 Taxes:740.00
20101014-0082118

WARRANTY DEED

Address New Owner: Donald W. Hawkins and Joy L. Hawkins 2310 Elliott Avenue #824 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105140C82400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin M. Jordan and Emily M. Jordan, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald W. Hawkins and wife, Joy L. Hawkins** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 824, THE PARK AT MELROSE PARK CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070917-0110745, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kevin M. Jordan and Emily M. Jordan, husband and wife by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, recorded on the 28th day of July, 2009 in Instrument No. 20090728-0070510, in the Register's Office of Davidson County, Tennessee.

Being the same property Hillview Village Partnership by Warranty Deed recorded December 12, 2005 in Instrument 20051212-0149160, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions recorded in Instrument No. 20070525-0062832 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws recorded in Instrument No. 20070917-0110745.

Charter of The Park at Melrose Condominiums Homeowners Association recorded at Instrument No. 20070925-0114302.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK AT MELROSE PARK CONDOMINIUMS, of record in Instrument No. 20070917-0110745 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20060623-0075251.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20060809-0098054.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20060809-0098082.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20060623-0075219.

This is improved property located at 2310 Elliott Avenue #824 Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2010.

Kevin M. Jordan

Emily M. Jordan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin M. Jordan and Emily M. Jordan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2010.

Notary Public

My Commission Expires: 11/26/10

Katie Rosenthal
State of Tennessee
Notary Public
County of Sumner