THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
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STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual value or consideration, whichever is greater, for this transfer is $197,500.00

LISA D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant
Sworn to and subscribed before me this 17th day of December, 2010
Notary Public
My Commission Expires: March 4, 2013.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
William E. Shull and Tami Shull	2310 Elliott Ave. #821	Owner	
2310 Elliott Ave. #821			105-14-0C-821.00 CO
Nashville, TN 37204	**Nashville, TN 37204**		

BILL GARRETT, Davidson County
Trans:T20100080573 DEEDWARR
Recvd: 12/22/10 12:40 2 pgs
Fees:13.00 Taxes:730.75
20101222-0101800

WARRANTY DEED

ND IN CONSIDERATION of the sum of One Hundred Ninety Seven Thousand Five Hundred and 00/100 ($197,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Bryan J. Stephens and wife, Nicole Aquila,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **William E. Shull and wife, Tami Shull,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 821 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 limitations 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 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 Bryan J. Stephens, an unmarried man by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No. 20080404-0034063, dated April 3, 2008 and recorded on April 4, 2008, Register's Office for Davidson County, Tennessee.

Bryan J. Stephens is now married to Nicole Aquila who joins in the conveyance of this property.

This conveyance is subject to all the provisions of the Tennessee " Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject tot the provisions and requirements thereof; and is subject to the By-Laws 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 easements 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 prorate and assumed by the Grantee herein.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of December, 2010.

Bryan J. Stephens

Nicole Aquila

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, LISA D. JOHNSON, the undersigned, a Notary Public, in and for said State and County, **Bryan J. Stephens and wife, Nicole Aquila** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 17th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: MARCH 4, 2013.

LISA D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY