WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110016018 DEEDWARR
Recvd: 03/17/11 16:10 2 pgs
Fees: 13.00 Taxes: 720.58
20110317-0021178

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marva J. Bryant	Mortgage Investors Group	105-14-OC-215.00
(NAME)	(NAME)	
2310 Elliott Avenue, Condominium 215	8320 East Walker Springs Ln.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Matthew Joseph McCutchan and Rebecca McCutchan, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marva Jamile Bryant, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 215 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 plat 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 Matthew Joseph McCutchan and Rebecca McCutchan, husband and wife by Deed dated 1/15/2008 from Hillview Village Partnership, a Tennessee general partnership, as recorded on 1/17/2008 in Instrument No. 20080117-0005223, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Davidson County Real Property Taxes for the year 2011 and subsequent years, a lien not yet due and payable.
Map/Parcel 105-14-OC-215.00
Subject to all matters as set forth on the plat of record in Plat Book 21, Page 78, Register's Office of said County.
Restrictive Covenants of record in Instrument No. 20070925-0062832, Register's Office of said County.
Master Deed and By-Laws of record in Instrument No. 20070917-0110745, Register's Office of said County.

Master Deed and By-Laws of record in Instrument No. 20070917-0110745, Register's Office of said County.
Easements for Sanitary Sewers of record in Instrument No. 20060623-0075251, Instrument No. 20060809-098054, Instrument No. 20060809-098082, Register's Office for said County.
Storm Water Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for said County.
Cable TV Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for said County.
Laundry Facility Lease of record in Deed Book 10584, Page 149, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2310 Elliott Avenue, Condominium 215, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of March, 2011.

Matthew Joseph McCutchan

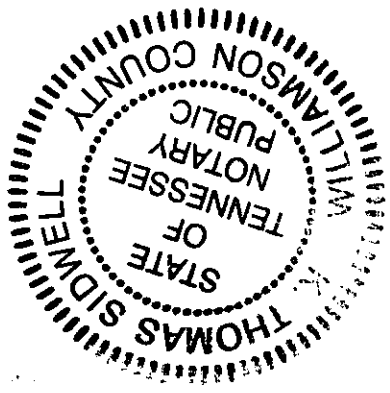
Rebecca McCutchan

State of Tennessee
County of Williamson

Personally appeared before me Matthew Joseph McCutchan and Rebecca McCutchan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of March, 2011.

Notary Public
My Commission Expires: 11/10/13



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027