RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039498 DEEDWARR
Recvd: 07/01/11 09:32 2 pgs
Fees:13.00 Taxes:573.50
20110701-0050414

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maithili V. Chitnavis	SunTrust Mortgage Inc.	105140C41800CO
(NAME)	(NAME)	
2310 Elliott Avenue Unit 418	401 Commerce St, Ste 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jerremy D. Wilberger**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maithili V. Chitnavis**, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 418 as specified on the Plat shown in the Master Deed, on the Plan 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 fro 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 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 Jerremy D. Wilberger by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership dated July 15, 2008 and recorded in Instrument No. 20080717-0073215, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2310 Elliott Avenue Unit 418, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 **29th** day of June, 2011. **2011**

Jerremy D. Wilberger

Jerremy D. Wilberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Jerremy D. Wilberger**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **June, 2011**

Notary Public

My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014