WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045385 DEEDWARR
Recvd: 07/27/11 09:50 2 pgs
Fees:13.00 Taxes:802.90
20110727-0057335

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Amy S. Olszewski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy S. Olszewski, Trustee	New Owner	
(NAME) 3045 Flagstone Drive	(NAME)	105-14C-125
(ADDRESS) Franklin, TN 37069	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **STEVEN F. WALKER, II, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY S. OLSZEWSKI, OR SUCCESSORS, TRUSTEES OF THE AMY S. OLSZEWSKI LIVING TRUST DATED THE 9TH OF OCTOBER, 2008, AS AMENDED, WITH FULL POWER AND AUTHORITY TO CONVEY AND ENCUMBER WITHOUT THE JOINDER OF ANY OTHER PARTY OR BENEFICIARY,** 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:

Land in Davidson County, Tennessee, being Unit No. 125 as shown on the Plat described in the Master Deed 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 in Instrument Number 200709170110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee, 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 in Instrument Number 200709170110745, Register's Office for Davidson County, Tennessee, for a more complete description.

Being the same property conveyed to Steven F. Walker, II by deed July 23, 2009 from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No. 20090727-0069974, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) Master Deed establishing a Horizontal Property Regime of The Park a Melrose Condominiums of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee; (c) Covenants, Conditions and Restrictions of The Master Regime of The Park at Melrose of record in Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee; (d) Charter for Park at Melrose Condominium Owners Association Inc. of record in Instrument No. 20070925-0114302, Register's Office for Davidson County, Tennessee; (e) Memorandum of Lease to Web Service Co. in Book 10584, page 149, Register's Office for Davidson County, Tennessee; (f) Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee; (g) Stormwater Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee; and (h) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2310 Elliott Avenue, #125, 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 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, 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 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 my hand this 14th day of July, 2011.

Steven F. Walker, II

By: Lori Walker, attorney in fact
Lori Walker, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steven F. Walker, II, and who acknowledged that she executed the same as the free act and deed of Steven F. Walker, II.

Witness my hand and official seal at Nashville, Tennessee this 14th day of July, 2011.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013