BILL GARRETT, Davidson County
Trans:T20110046024 DEEDWARR
Recvd: 07/29/11 09:54 2 pgs
Fees:13.00 Taxes:845.45

20110729-0058123

WARRANTY DEED

G-VRES-11-2310-505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 6.30.14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, LLC
[illegible] Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Kalill		
2310 Elliot Avenue #505 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105140C03100CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEATHER ELIZABETH DROZDA NOW KNOWN AS HEATHER FONDA AND HUSBAND, PAOLO FONDA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL KALILL AND ALLISON KALILL, _____, hereinafter called the Grantee(s), their heirs and assigns, that 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. 505 ON THE PLAN OF THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20070604-0065994, AND FIRST SUPPLEMENTARY DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20070614-0071575, 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 DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF THE PARK AT MELROSE TOWNHOMES, SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20070604-0065994, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO HEATHER ELIZABETH DROZDA, AN UNMARRIED WOMAN BY WARRANTY DEED FROM HILLVIEW VILLAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 4TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071004-0118245, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
HEATHER ELIZABETH DROZDA HAVING SINCE MARRIED AND IS NOW KNOWN AS HEATHER FONDA. PAOLO FONDA, SPOUSE OF HEATHER FONDA JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 21, PAGE 78; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20070525-0062832, 20070614-0071575 AND 20070822-0100253; CHARTER OF RECORD IN INSTRUMENT NOS. 20070925-0114302 AND 20070703-0079125; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20070917-0110745; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20060623-0075251, 20060809-0098054, 20060809-0098082 AND 20000418-0038819; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060623-0075219; MEMORANDUM OF RECORD IN BOOK 10584, PAGE 149; MATTERS DISCLOSED ON SURVEY PREPARED BY RAGAN SMITH ASSOCIATES DATED NOVEMBER 16, 1996 REVISED DECEMBER 26, 1996; RIGHTS OR CLAIMS OF TENANTS, AS TENANTS ONLY, IN POSSESSION PURSUANT TO UNRECORDED TENANT LEASE AGREEMENTS AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2310 Elliot Avenue #505, Nashville, Tennessee 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 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 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/our hand(s) this 28th day of July, 2011.

Heather Fonda

Paolo Fonda

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather Fonda and Paolo Fonda, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903