THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11070745** **Record and return to:** **Victory Title & Escrow, LLC** **695 President Pl., Ste. 203** **Smyrna, TN 37167**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $212,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2011. Notary Public My Commission Expires:

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
September 9, 2014

BILL GARRETT, Davidson County
Trans:T20110048715 DEEDWARR
Recvd: 08/09/11 11:37 2 pgs
Fees:13.00 Taxes:784.40
20110809-0061337

WARRANTY DEED

Address New Owner: Meredith C. Rogers, and John T. Rogers, Jr. and Judy C. Rogers 2310 Elliott Avenue #836 Nashville TN 37204	Send Tax Bills To: Suntrust Mortgage Inc. 1001 Semmes Ave. Richmond, VA 23224	Tax Information: Tax Parcel ID No. 105-14-0C-836.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathaniel Barrett Kenney, single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith C. Rogers, as to an undivided 66 percent, and John T. Rogers, Jr. and Judy C. Rogers, as tenants by the entirety, as to an undivided 34 percent, as tenants in common,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 836 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 in Instrument Number 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 in Instrument Number 20070917-0110745, for a more complete identification and description of such Unit.

BEING the same property conveyed to Nathaniel Barrett Kenney, single man, by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, dated 8/4/09 and recorded 8/5/09 in Instrument Number 20090805-0073288, in the Register's Office for Davidson County, Tennessee.

This property known as 2310 Elliott Avenue #836 Nashville, TN 37204.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

The premises herein insured is a condominium apartment established pursuant to 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 to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings 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 Condominium of record in Instrument Number 20070917-0110745, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of The Master Regime of The Park at Melrose, of record in Instrument Number 20070525-0062832, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easement of record as Instrument No. 20060623-0075251; Instrument Number 20060809-0098054 and Instrument Number 20060809-0098082, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.

Easement for Cable Television of record as Instrument No. 20000418-0038819, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20060623-0075219, in the Register's Office for DavidsonCounty, Tennessee.

Memorandum of Lease for Laundry Facility of record in Book 10584, Page 149, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2310 Elliott Avenue #836 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2011.

Nathaniel Barrett Kenney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathaniel Barrett Kenney, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2011.

Notary Public My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY