07

Realty Title

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11121777**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is $235,000.00. Barbara Mellette Affiant Subscribed and sworn to before me, this 30th day of January, 2012. Edward V. Longiotti Notary Public My Commission Expires: 9/2/14

EDWARD V. LONGIOTTI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires July 07, 2014

BILL GARRETT, Davidson County
Trans:T20120008183 DEEDWARR
Recvd: 02/02/12 13:50 2 pgs
Fees:13.00 Taxes:869.50
20120202-0009631

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth A. Johnson 4207 Ashley Park Drive Nashville TN 37205	**FRANKLIN AMERICAN MTG.** **501 CORPORATE CENTRE DR., #400** **FRANKLIN, TN 37067**	Tax Parcel ID No. 116-3G-20.00CO

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, **Barbara J. Mellette, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth A. Johnson**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4207 as shown on the Plan of Ashley Park, as established by a Master Deed of record in Book 7128, Page 29, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit E of said Master Deed. Reference is hereby made to the Plat of Ashley Park Condominium set forth in Exhibit A of said Master Deed for a more complete description of said Unit. ***AND INSTRUMENT NO. 20070802-0091819,**

Being the same property conveyed by Quitclaim Deed from Raymond T. Mellette to Barbara J. Mellette as recorded on the 29th day of August, 1995 in Deed Book 9775, Page 882; Deed to Create Tenancy by the Entireties from Raymond T. Mellette to Raymond T. Mellette and wife, Barbara J. Mellette as recorded on the 29th day of December, 1993 in Deed Book 9203, Page 209 and Warranty Deed from Enterprise Development Corporation to Raymond T. Mellette as recorded on the 12th day of July, 1993 in Deed Book 9012, Page 126, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ASHLEY PARK Condominiums of record in Book 7128, Page 29; also subject to easements, rights and interests 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 building thereon.

Charter of Ashley Park Condominium Homeowner's Association, Inc., of record in Book 7139, Page 829, Register's Office for said County.

By-Laws of record as Instrument No. 20070802-0091819, Register's for Davidson County, Tennessee.

Conveyance of acreage to Homeowner's Association of record as Instrument No. 20050621-0071176, Register's Office for Davidson County, Tennessee.

All matters as shown on the Plan of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

All matters as shown on the Plan of record in Book 7128, Page 29, Register's Office for Davidson County, Tennessee.

Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 3958, Pages 159 and 160, Register's Office for Davidson County, Tennessee.

This is improved property located at 4207 Ashley Park Drive Nashville TN 37205.

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 January, 2012.

Barbara J. Mellette

Barbara J. Mellette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th day of January, 2012

Notary Public

My Commission Expires: 7/7/14

EDWARD V. LONGINOTTI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 07, 2014