Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED	State of Tennessee County of ~~Davidson~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**. Richard Watkins Affiant Subscribed and sworn to before me, this the 12th day of April, 2012. Karen McCalla Notary Public My commission expires: April 12, 2015 (AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hunter A. Armstrong	NEW OWNER	**Map 105 14 0C Parcel 310.00co**
2310 Elliott Ave. Apt 310		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ted Morrissey, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hunter A. Armstrong

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. 310 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 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 Ted Morrissey, by Deed from Hillview Village Partnership, a Tennessee general partnership, dated November 29, 2007, of record in Instrument No. 20071203-0139478, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the Grantor's spouse.

This is improved (__x__) Unimproved (____) property, known as **2310 Elliott Ave. Apt 310, Nashville, TN 37204**

BILL GARRETT, Davidson County
Trans:T20120027406 DEEDWARR
Recvd: 04/16/12 09:48 2 pgs
Fees:13.00 Taxes:573.50
20120416-0032169

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 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/our hand(s) this **12th** day of **April, 2012.**

Ted Morrissey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ted Morrissey,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **April, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.