BILL GARRETT, Davidson County
Trans:T20120041199 DEEDWARR
Recvd: 06/05/12 09:59 2 pgs
Fees:13.00 Taxes:845.45

20120605-0048795

WARRANTY DEED

G-KW-12-2310

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

Karen B. Heavener
Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-8-16
(AFFIX SEAL)

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paolo Tramontano	F&M Bank	
2310 Elliott Avenue #715	(NAME) P.O. Box 451	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Clarksville, TN 37041-0451	105-140-C-715.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ASHLEIGH MARIE HARB, AN UNMARRIED WOMAN AND ALBERT HARB, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAOLO TRAMONTANO, A SINGLE MAN, 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:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 715 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 ASHLEIGH MARIE HARB, AN UNMARRIED WOMAN AND ALBERT HARB, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM HILLVIEW VILLAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 25TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071025-0125962, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 21, PAGE 78; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20070525-0062832, 20070604-0065994, 20070614-0071575 AND 20070822-0100253; HOA CHARTER OF RECORD IN INSTRUMENT NOS. 20070925-0114302 AND 20070703-0079125; MASTER DEED OF RECORD IN INSTRUMENT NO. 20070917-0110745; EASEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE, WATER MAINS AND APPURTENANCES OF RECORD IN INSTRUMENT NOS. 20060623-0075251, 20060809-0098054 AND 20060809-0098082; EASEMENT FOR CABLE TELEVISION AND MAINTENANCE OF RECORD IN INSTRUMENT NO. 20000418-0038819; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060623-0075219; MEMORANDUM OF LEASE OF RECORD IN BOOK 10584, PAGE 149 AND MATTERS DISCLOSED ON THE SURVEY PREPARED BY RAGAN SMITH ASSOCIATES DATED NOVEMBER 16, 1996, LAST REVISED ON DECEMBER 26, 1996, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )
This is improved (X) property, known as 2310 Elliott Avenue #715, 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 4th day of June, 2012.

Ashleigh Marie Harb

Albert Harb by Ashleigh Marie Harb 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, Ashleigh Marie Harb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of June, 2012, before me personally appeared Ashleigh Marie Harb to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Albert Harb and who acknowledged he/she/they executed the same as the free act and deed of the said Albert Harb.

Witness my hand and official seal, this the 4th day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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