SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 7-6-15

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120063160 DEEDWARR
Recvd: 08/23/12 12:02 2 pgs
Fees: 13.00 Taxes: 814.00

20120823-0075928

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Blevins and Melanie Blevins, husband and wife	F & M Bank	104140C32100CO
(NAME)		
11520 Ivy Chase LN	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37934	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mark Beck and Linda Beck, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy Blevins and Melanie Blevins, husband and wife, hereinafter called the Grantees, 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. 321 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 MARK BECK AND LINDA BECK, HUSBAND AND WIFE, BY DEED FROM HILLVIEW VILLAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD BY INSTRUMENT NO. 20071207-0141583, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

LINDA BECK EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MARK BECK, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20120823-0075927, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2310 Elliott Avenue, Apt. 321, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

WARRANTY DEED
(Continued)

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 21st day of August, 2012.

Mark Beck
Mark Beck

By: Linda Beck
Linda Beck, Attorney-in-Fact

Linda Beck
Linda Beck

STATE OF North Carolina
COUNTY OF Guilford

On this 21st day of August, 2012, before me personally appeared Linda Beck, 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 Mark Beck and acknowledged that such person executed the same as the free act and deed of Mark Beck.

R. Bruce Laney
Notary Public

My commission expires: 7-30-17

R. BRUCE LANEY NOTARY PUBLIC GUILFORD COUNTY, NC

STATE OF North Carolina
COUNTY OF Guilford

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

Witness my hand and official seal, this the 21st day of August, 2012.

R. Bruce Laney
Notary Public

My Commission Expires: 7-30-17

(SEAL)

R. BRUCE LANEY NOTARY PUBLIC GUILFORD COUNTY, NC

RETURN TO:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Ste. 220
Nashville, TN 37215