BOX #14

WARRANTY DEED	STATE OF TENNESSEE G#24118-2 COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of September, 2012 Notary Public MY COMMISSION EXPIRES: May 5, 2015 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120070501 DEEDWARR
Recvd: 09/19/12 09:16 2 pgs
Fees: 13.00 Taxes: 843.60
20120919-0084959

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Edward Carrillo and Jennifer Anne Coyle	Pinnacle Bank	105-14-C-305.00
(NAME)	(NAME)	
2304 18th Avenue, South	150 3rd Ave So, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Courtney Kylman, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald Edward Carrillo, an unmarried person and Jennifer Anne Coyle, an unmarried person, as tenants in common**, 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. 305 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. 20070917-01 10745, 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 Courtney Kylman, an unmarried woman, by Warranty Deed from Michael Barrett Ward and Rachel Ward, husband and wife, dated December 12, 2007, filed December 18, 2007, in Instrument No. 20071218-0145289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2310 Elliott Avenue Apt 305, Nashville, TN 37204

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 simple, has 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 our hands this **17th** day of **September, 2012**

Courtney Kylman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Courtney Kylman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **September, 2012**

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON