THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 1211250**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Jennifer Crowell Affiant Subscribed and sworn to before me, this 20th day of December, 2012. Notary Public My Commission Expires: 4/16/12

DAVE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Richard G. Reid 2310 Elliott Avenue #602 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105140C60200CO

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, **Stephanie Braddock, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard G. Reid, unmarried** ("Grantees"), its 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. 602 as shown on the Plat described in the Master Deed 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 in Instrument 200709170110745, 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 in Instrument 200709170110745, said Register's Office, for a more complete description.

Being the same property conveyed by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership to Elroy Mihailov, an unmarried man as recorded on the 2nd day of October, 2007 in Instrument No. 20071002-0117588 and Warranty Deed from Elroy Mihailov, unmarried to Stephanie Braddock, a single woman as recorded on the 22nd day of February, 2011 in Instrument No. 20110222-0014250, in the Register's Office of Davidson County, Tennessee.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.D. ELLIOTT'S PLAN, as recorded in Plat Book 21, Page(s) 78.

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070525-0062832, 20070604-0065994, 20070614-0071575 and 20070822-0100253.

Charter of Homeowner's Association recorded at Instrument Nos. 20070925-0114302 and 20070703-0079125.

BILL GARRETT, Davidson County
Trans:T20120098562 DEEDWARR
Recvd: 12/26/12 14:20 2 pgs
Fees:13.00 Taxes:592.00
20121226-0118807

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK AT MELROSE CONDOMINIUMS of record in Instrument No. 20070917-0110745.

Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082.

Easement for Cable Television and Maintenance, recorded in Instrument No. 20000418-0038819.

Storm Water Detention Agreement, recorded at Instrument No. 20060623-0075219.

Memorandum of Lease, recorded in Book 10584, Page 149.

Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.

Rights or claims of tenants, as tenants only, in possession pursuant to unrecorded tenant lease agreements.

This is improved property located at 2310 Elliott Avenue #602 Nashville, TN 37204.

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 20th day of December, 2012.

Stephanie Braddock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Braddock, 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 20th day of December, 2012.

Notary Public
My Commission Expires: 03-03-15

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015