WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120099769 DEEDWARR
Recvd: 12/31/12 07:12 2 pgs
Fees:13.00 Taxes:888.00
20121231-0120317

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Turner and Cheryl Sandy	PrimeLending, A Plains Capital Company	104140C03800 CO
(NAME) 2310 Elliott Avenue #519	(NAME) 18111 Preston Road	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Glen Thomasson and wife, Cheri Thomasson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry Turner and Cheryl Sandy, 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: husband and wife,

LAND in Davidson County, Tennessee, being Unit No. 519 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants, of record in Instrument No. 20070614-0071575, 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 Declaration of Covenants. Reference is hereby made to the Plan of the Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Glen Thomasson and wife, Cheri Thomasson, by deed of record Instrument Number 20071001-0116308Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of The Park at Melrose Townhomes of record in Instrument No. 20070604-0065994, Register's Office for Davidson County, Tennessee. Matters shown on the Plan of record in Book 21, page 78, Register's Office for Davidson County, Tennessee. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the lease from Sherwood Terrace, Inc. d/b/a/ The Park at Melrose by James S. Grauley, Sr., Vice President & Managing Partner to Web Service Company, Inc., of record in Book 10584, page 149, said Register's Office. Cable Television Easement and Maintenance Agreement of record as Instrument No. 20000418-0038819, said Register's Office. Master Deed for Park at Melrose Condominiums of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee. Easements of record in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054, and Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee. Stormwater Agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee. Attorney's Certificate of record in Instrument No. 20070822-0100253, Register's Office for Davidson County, Tennessee. Charter of the Park at Melrose Condominiums of record in Instrument No. 20070925-0114302, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2310 Elliott Avenue #519, 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 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 our hands this 21st day of December, 2012.

Glen Thomasson

Cheri Thomasson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen Thomasson and Cheri Thomasson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of December, 2012.

Commission expires: 7-29-13

TASHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public