Davidson County DEEDWARR
Recvd: 02/11/13 11:21 6 pgs
Fees:33.00 Taxes:832.50
20130211-0013879

Commitment Number: 12276479

After Recording, Return To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Stephen F. Kappa and Ariel D. Kappa, 2310 Elliot Avenue, Unit 509, Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105 14 0C 033.00

January 31, 2013 **GENERAL WARRANTY DEED**

The Kappa Family Limited Partnership, hereinafter grantor, of **Davidson County, TN**, for $225,000.00 (Two Hundred and Twenty-Five Thousand Dollars and no Cents) in consideration paid, grants, with general warranty covenants to **Stephen F. Kappa and Ariel D. Kappa, husband and wife**, hereinafter grantee, whose tax mailing address is **2310 Elliot Avenue, Unit 509, Nashville, TN 37204**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 509 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

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.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants, of record in Instrument No. 20070614-0071575, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Tax ID # 105 14 0C 033.00

Being that parcel of land conveyed to Kappa Family Limited Partnership, a Tennessee limited partnership from Hillview Village Partnership, a Tennessee general partnership by that Warranty Deed dated 8/29/2007 and recorded 8/31/2007 in Deed Document No. 20070831-0104692 of the Davidson County, TN Public Registry.

Property Address is: 2310 Elliot Avenue, Unit 509, Nashville, TN 37204

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Official Records Book 20070831, Page 0104692**

Executed by the undersigned on Jan 31, 2013:

The Kappa Family Limited Partnership

By: _____
Jeffrey R. Kappa

Its: General Partner

STATE OF Tennessee

COUNTY OF Sullivan

The foregoing instrument was acknowledged before me on Jan 31, 2013 by **Jeffrey R. Kappa** its **General Partner** on behalf of **The Kappa Family Limited Partnership** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Angela M. Kinkead
Notary Public
My Commission Expires
5/12/2013

ANGELA M. KINKEAD
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Sullivan

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $225,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of January, 2013.

Affiant

Jeffrey Kappa
Print Name

(Seal)

ANGELA M. KINKEAD
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

Angela M Kinkead
Notary Public

My commission expires:

5/12/2013

Angela M Kinkead
Print Name

True Copy Certification

I, Catherine Robinette, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, Glenda B. Montgomery, a notary public for this county and state, Catherine Robinette who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/31/2017

Notary' Seal (if on paper)

GLENDA B. MONTGOMERY
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
July 31, 2017