WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,900.00

Laura A. Nicholls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2013

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ANITA LESTER

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Laura A. Nicholls	Fifth Third Mortgage Company	Parcel ID:
2310 Elliott Ave., Apt 308	5001 Kingsley Dr; MD 1MOBS2	105140C30800CO
Nashville, TN 37204	Cincinnati, OH 45227	

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, we

Teresa Pickney, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Laura A. Nicholls, unmarried, and Richard M. Nicholls, Jr., married
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. 308 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 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitations 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 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Teresa Pickney, unmarried, by deed from Amanda Parsons, unmarried, of record in Instrument 20100730-0059829, dated July 29, 2010, Register's Office for said County.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Instrument 20070525-0062832 and amended in Instrument 20070604-0065994; Instrument 20070614-0071575; Instrument 20070822-0100253; and Instrument 20070917-0110745, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Master Deed and Plan of record in Instrument 20070917-0110745 said Register's Office; (3) All matters of record in Plat Book 21, Page 78, said Register's Office; (4) Easement for Cable Telephone Maintenance in Instrument 20000418-0038819; (5) Lease to Web Service Co. in Book 10584, Page 149, said Register's Office; (6) Storm Water Detention Agreement in Instrument 20060623-0075219, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2310 Elliott Ave., Apt 308, 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, 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.

BILL GARRETT, Davidson County
Trans: T20130025738 DEEDWARR
Recvd: 04/01/13 11:14 2 pgs
Fees: 13.00 Taxes: 724.83
20130401-0031305

Witness my hand this 27 day of March, 2013.

Teresa Pickney

Teresa Pickney

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Pickney, 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 at Nashville, Tennessee, this 27th day of March, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.