BILL GARRETT, Davidson County
Trans:T20130045629 DEEDWARR
Recvd: 05/31/13 15:34 2 pgs
Fees:13.00 Taxes:906.13
20130531-0055287

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $244,900.00 Affiant Subscribed and sworn to before me, this 30 day of _____, 2013. Notary Public My Commission Expires: 10/14/15

ELIZABETH MARGUERITE FORTNER ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allison Hamilton Phipps 2310 Elliott Avenue, Unit 115 Nashville, TN 37204	New Owner	Tax Parcel ID No. 105-14C, PARCEL 115.00CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MCNEILL PALMER KIRKPATRICK, a married man,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ALLISON HAMILTON PHIPPS, a single woman,** ("Grantee"), her successors, heirs and assigns, all of that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 115, together with the appurtenant interest in the common elements of The Park at Melrose Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to MCNEILL PALMER KIRKPATRICK, UNMARRIED by deed from HILLVIEW VILLAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20080527-0053273, dated May 22, 2008, said Register's Office.

Tessa Jaeger Kirkpatrick spouse of McNeill Palmer Kirkpatrick, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This is improved property commonly known as: **2310 Elliott Avenue, Unit 115, Nashville, TN 37204**

This conveyance is subject to general or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 105140C11500CO; Matters shown on the Plan of record in Book 21, Page 78, said Register's Office; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed and ByLaws for The Park at Melrose Condominiums of record in Instrument No. 20070917-0110745, said Register's Office; Declaration of Covenants, Conditions, Liens, Easements and Restrictions for The Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070525-0062832, said Register's Office; Cable Television Easement and Maintenance Agreement of record i Instrument No. 20000418-0038819, said Register's Office; Stormwater Detention Agreement of record in Instrument No. 20060623-0075219, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and in Instrument No. 20060809-0098082, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on this 30 day of May, 2013.

MCNEILL PALMER KIRKPATRICK

TESSA JAEGER KIRKPATRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MCNEILL PALMER KIRKPATRICK and TESSA JAEGER KIRKPATRICK** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of May, 2013.

ELIZABETH MARGUERITE FORTIER ★ MONTGOMERY COUNTY ★ STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 10/24/15