THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 13040182

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $166,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2013.

Notary Public
My Commission Expires:

KAREN FORD EARLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2015

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31185
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20130050175 DEEDWARR
Recvd: 06/14/13 10:19 2 pgs
Fees:13.00 Taxes:616.05
20130614-0060935

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gabriel Evan Fiscus 2310 Elliott Avenue, #803 Nashville TN 37204	Suntrust Mortgage, Inc. RVW 5093 1001 Semmes Avenue Richmond, VA 23224	Tax Parcel ID No. 105-14-0-C-803.00CO

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, **Matthew J. Bruksch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gabriel Evan Fiscus, 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 803 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 Number 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B", 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 Plat of The Park at Melrose Condominiums attached as Exhibit "E" to the aforementioned Master Deed for more complete identification, description and placement of said unit.

Being the same property conveyed to Matthew J. Bruksch, unmarried by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, of record at Instrument No. 20090604-0051634, Register's Office for Davidson County, Tennessee, dated June 3, 2009 and recorded on June 4, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including

without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, Register's Office for Davidson County, Tennessee, including but not limited to the By-Laws appended thereto as Exhibit "C".

Charter for The Park at Melrose Condominium Owners Association, Inc., of record in Instrument Number 20070925-0114302, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plat of The Park at Melrose Condominiums attached as Exhibit "E" to the aforementioned Master Deed of record in Instrument Number 20070917-0110745, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Master Regime of The Park at Melrose, a Horizontal Property Regime With private Elements, of record in Instrument Number 20070525-0062832, Register's Office for Davidson County, Tennessee, including but not limited to the By-Laws appended thereto as Exhibit "B", but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Melrose Park Master Corporation, of record in Instrument Number 20070703-0079125, Register's Office for Davidson County, Tennessee.
Memorandum of Lease to Web Service Co. of record in Book 10584, page 149, Register's Office for Davidson County, Tennessee.
Cable Television Easement and Maintenance Agreement of record in Instrument Number 20000418-0038819, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20060623-0075219, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 200606230075251, Instrument Number 200608090098054 and Instrument Number 200608090098082, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2310 Elliott Avenue, #803 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 13th day of June, 2013.

Matthew J. Bruksch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew J. Bruksch, 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 13th day of June, 2013.

Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014