GSAM
B0204Y

BILL GARRETT, Davidson County
Trans:T20130055033 DEEDWARR
Recvd: 06/28/13 11:41 3 pgs
Fees:18.00 Taxes:640.10

20130628-0066767

THIS INSTRUMENT PREPARED BY: CATHERINE GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $173,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2013. Notary Public My Commission Expires:

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows: Jon Pousette-Dart 2310 Elliott Ave., #711 Nashville, TN 37204	Send Tax Bills To: New Owner	Map-Parcel Number: 105140C71100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE DARLENE HALL, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JON POUSETTE-DART, UNMARRIED,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 711, 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 no. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation of 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 No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Katherine Darlene Hall, an unmarried woman by deed dated October 25, 2007, from Hillview Village Partnership, of record in Instrument No. 20071026-0126532, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 and ByLaws establishing a Horizontal Property Regime at The Park of Melrose Condominium Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for said County.

3. Declaration of Covenants, Conditions and Restrictions for the Master Regime of The Park at Melrose, a Horizontal property Regime with Private Elements, of record under Instrument No. 20070525-0062832, and 20070604-0065994, and First Supplementary Declarations of record under Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee.

4. ~~Memorandum of Lease dated May 28, 1997 by and between Sherwood terrace, Inc., d/b/a~~ The Park at Melrose and ~~Web Service Company, Inc.~~, of record at book 10584, page 149, ~~Register's Office for Davidson County, Tennessee.~~

5. Rights of others in and to the common elements.

This is improved property known as: 2310 Elliott Ave., #711, 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 Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of June, 2013.

Katherine Darlene Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE DARLENE HALL, UNMARRIED**, the within named bargainor, 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 27 day of June, 2013.

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016