BILL GARRETT, Davidson County
Trans:T20130062597 DEEDWARR
Recvd: 07/23/13 10:40 2 pgs
Fees:13.00 Taxes:824.73

20130723-0076025

WARRANTY DEED

B-RP-13-1010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher G. Mobley	Christopher G. Mobley	
1010 16th Avenue South #405 (ADDRESS)	1010 16th Avenue South #405 (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	105-01-0B-405.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUSSELL C. MELVIN AND SUZANNE A. MELVIN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER G. MOBLEY, UNMARRIED AND J. STEVEN MOBLEY AND ROBIN R MOBLEY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 405 ON THE PLAN OF TEN TEN ON THE ROW, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT B TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20071023-0125441 AND AMENDED IN INSTRUMENT NO. 20090224-0015964, INSTRUMENT NO. 20090929-0090277 AND INSTRUMENT NO. 20120905-0080264 , IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BY-LAWS OF THE ASSOCIATION OF OWNERS. PARKING SPACE NO. 15 IS ASSIGNED AS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE BY THE OWNER OF UNIT 405.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL C. MELVIN AND SUZANNE A. MELVIN, HUSBAND AND WIFE BY DEED FROM HAURY AND SMITH CONTRACTORS, INC. OF RECORD AT INSTRUMENT NO. 20120608-0050261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 1, 2012 AND RECORDED ON JUNE 8, 2012.

THIS CONVEYANCE IS SUBJECT TO MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF TEN TEN ON THE ROW OF RECORD IN INSTRUMENT NUMBER 20071023-0125441 AND AMENDED IN INSTRUMENT NO. 20090224-0015964, INSTRUMENT NO. 20090929-0090277 AND INSTRUMENT NO. 20120905-0080264, STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20051230-0156625, SANITARY SEWER EASEMENT OF RECORD IN INSTRUMENT NUMBER 20051230-0156628, EASEMENT TO COMCAST OF NASHVILLE I, LLC OF RECORD IN INSTRUMENT NUMBER 20090710-0064678, ASSIGNMENT OF PARKING SPACE AS LIMITED COMMON ELEMENT FOR UNIT 405, TEN TEN ON THE ROW, A HORIZONTAL PROPERTY REGIME OF RECORD IN INSTRUMENT NUMBER 20121121-0107568, AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1010 16th Avenue South #405, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 19th day of July, 2013.

Russell C. Melvin

Suzanne A. Melvin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell C. Melvin and Suzanne A. Melvin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2013.

Notary Public

My Commission Expires: 4-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903