BILL GARRETT, Davidson County
Trans:T20140021818 DEEDWARR
Recvd: 04/01/14 13:45 2 pgs
Fees:13.00 Taxes:1054.50
20140401-0026919

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $285,000.00 Riginna D. Winfree Affiant Subscribed and sworn to before me, this 26th day of March, 2014 J Carla Ikard Notary Public My commission expires: 3-3-2015

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Riginna D. Winfree and	**New Owner**	**105-14-0-C-021.00CO**
2310 Elliott Ave #510	2310 Elliott Ave #510	
Nashville, TN 37204	Nashville, TN 37204	

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 ACKNOWLEDGE, WE,

Christopher R. Parks and Lauren H. Parks, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Riginna D. Winfree, an unmarried person

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:

Land in Davidson County, Tennessee, being Unit No. 510 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation 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 Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit. Being the same property conveyed to Christopher R. Parks, an unmarried man by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, of record at Instrument No. 20070801-0091136, Register's Office for Davidson County, Tennessee, dated July 25, 2007 and recorded on August 01, 2007; and

Being the same property conveyed to Christopher R. Parks and Lauren H. Parks, husband and wife by Quitclaim Deed from Christopher R. Parks, married, of record at Instrument No. 20131127-0121989, Register's Office for Davidson County, Tennessee, dated November 14, 2013 and recorded on November 27, 2013.This property is known as 2310 Elliott Ave, #510, Nashville, TN 37204

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2310 Elliott Ave #510, 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 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.

Witness my/our hand(s) this 26th day of March, 2014.

Christopher R. Parks

Lauren H. Parks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Christopher R. Parks and Lauren H. Parks, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2014.

Notary Public

My Commission Expires: 3-3-2015

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

File #: **314004MG**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027