Return To: 14-0124
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$263,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 31, 2014.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140023914 DEEDWARR
Recvd: 04/09/14 10:05 2 pgs
Fees:13.00 Taxes:974.95
20140409-0029546

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0124**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Todd Brauch	**InterLinc Mortgage Services, LLC**	**105-14-C 25 CO**
(NAME) **2310 Elliott Avenue #518**	(NAME) **10613 W. Sam Houston Parkway, Ste 200**	
(ADDRESS) **Nashville,TN 37204**	(ADDRESS) **Houston, TX 77064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Brian Gesell, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip Todd Brauch, an unmarried individual,** 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. 518 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, of record in Instrument 200706040065994 and First Supplementary Declaration of Covenants in Instrument 200706140071575, 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 Units, as set forth in said Declarations 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 200706040065994, for a more complete identification and description of said units.

Being the same property conveyed to Brian Gesell, an unmarried man, by Warranty Deed from Elizabeth Ashley Gesell Perrine, married, recorded October 30, 2009 in Instrument Number 20091030-0100213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2310 Elliott Avenue #518, Nashville, TN 37204**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **March, 2014**.

Brian Gesell

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ WILSON
KCA

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Brian Gesell**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **March, 2014**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY