WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140037412 DEEDWARR
Recvd: 05/29/14 10:31 2 pgs
Fees:13.00 Taxes:1054.13
20140529-0046103

G-VRES-14-2210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angela Martin	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**105-14-0C-006.00-CO**
2210 Knowles Avenue	**841 Seahawk Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHAD CHAPIN AND TERYN CHAPIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANGELA MARTIN, UNMARRIED** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2210 of The Park at Melrose Townhomes, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Park at Melrose Townhomes of record in Instrument Number 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Chad Chapin and Teryn Chapin, husband and wife by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No. 20070626-0076326 Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on June 26, 2007. (Value of consideration shown in aforementioned deed $238,255.00.) Being also known as 2210 Knowles Ave Nashville, TN 37204.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for The Park at Melrose Townhomes, a Horizontal Property Regime With Private Elements with the By-Laws of The Park at Melrose Townhouse Corporation, of record in Instrument Number 20070604-0065994, as supplemented in Instrument Number 20070614-0071575, Register's Office for Davidson County, Tennessee.
- Charter of The Park at Melrose Townhouse Corporation of record in Instrument Number 20070703-0079126, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plat of The Park at Melrose Townhomes attached as Exhibit "C" to the aforementioned Master Deed of record in Instrument Number 20070604-0065994, Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20070822-0100253, in the Register's Office for DavidsonCounty, 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 with the By-Laws of Melrose Park Master Corporation appended thereto, of record in Instrument Number 20070525-0062832, Register's Office for Davidson County, Tennessee.
- Charter for Melrose Park Master Corporation, of record in Instrument Number 20070703-0079125, Register's Office for Davidson County, Tennessee.

- Cable Television Easement and Maintenance Agreement of record in Instrument Number 20000418-0038819, in the Register's Office for DavidsonCounty, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060623-0075219, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20060623-0075251, Instrument Number 20060809-0098054 and Instrument Number 20060809-0098082, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2210 Knowles Avenue, Nashville, Tennessee 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(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 the 23rd DAY OF MAY, 2014.

Chad Chapin

Teryn Chapin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD CHAPIN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERYN CHAPIN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212