BILL GARRETT, Davidson County
Trans:T20140041911 DEEDWARR
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Fees:13.00 Taxes:825.10
20140613-0051762

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14040690

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $223,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2014.

Notary Public
My Commission Expires: 9-11-17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Priyesh Patel 2310 Elliott Ave #120 Nashville TN 37204	New Owner	Tax Parcel ID No. 105140C12000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon Klinton Peebles, an unmarried man and Johnny B. Peebles, a married man, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Priyesh Patel**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 120 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 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 Jon Klinton Peebles, an unmarried man and Johnny B. Peebles, a married man, as tenants in common by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, recorded on the 24th day of June, 2009 in Instrument No. 20090624-0058578, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.D. ELLIOTT'S PLAN, as recorded in Plat Book 21, Page(s) 78.

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070525-0062832, 20070604-0065994, 20070614-0071575 and 20070822-0100253.

Charter of Homeowner's Association recorded at Instrument Nos. 20070925-0114302 and 20070703-0079125.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK AT MELROSE CONDOMINIUMS of record in Instrument No. 20070917-0110745; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082.

Easement for Cable Television and Maintenance, recorded in Instrument No. 20000418-0038819.

Storm Water Detention Agreement, recorded at Instrument No. 20060623-0075219.

Memorandum of Lease, recorded in Book 10584, Page 149.

Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.

Rights or claims of tenants, as tenants only, in possession pursuant to unrecorded tenant lease agreements.

This is improved property located at 2310 Elliott Ave #120 Nashville TN 37204.

Darlene Peebles joins in this instrument to convey any and all interest, marital or otherwise in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2014.

Jon Klinton Peebles by Kate Rosenthal, his attorney-in-fact attorney in fact

Johnny B. Peebles by Kate Rosenthal, his attorney-in-fact by Kate Rosenthal attorney in fact

Darlene Peebles by Kate Rosenthal, her attorney-in-fact her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kate Rosenthal,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Jon Klinton Peebles, Johnny B. Peebles and Darlene Pebbles,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of June, 2014.

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017