WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140061688 DEEDWARR
Recvd: 08/20/14 14:47 2 pgs
Fees: 13.00 Taxes: 999.00
20140820-0075968

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Laura Brandewie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2014.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany T. Evins	New Owner	105140C82600CO
(NAME)	(NAME)	
2310 Elliott Ave., Apt, 826		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141208

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Rebecca J. Mehr Williams F/k/A Rebecca J. Mehr**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tiffany T. Evins, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 826, 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 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, Register's Office aforesaid, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Rebecca J. Mehr by Warranty Deed from Hillview Village Partnership, dated June 22, 2009 and filed of record in Instrument 20090624-0058589, Register's Office for Davidson County, Tennessee.

The said Rebecca J. Mehr is now known as Rebecca J. Mehr Williams. Rebecca J. Mehr and Rebecca J. Mehr Williams are one and the same person.

The Undersigned, Cheston Williams, spouse of Rebecca J. Mehr Williams f/k/a Revecca J. Mehr, joins in the execution of the instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums, and the By Laws of record in Instrument 20070917-0110745, said Register's Office; and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed aforesaid.

unimproved ☐

This is improved ☒ property, known as 2310 Elliott Ave. Apt. 826, Nashville, TN 37204

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of August, 2014.

x _____
Rebecca J. Mehr Williams f/k/a Rebecca J. Mehr

x _____
Cheston Williams

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rebecca J. Mehr Williams f/k/a Rebecca J. Mehr, and husband Cheston Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rebecca J. Mehr Williams f/k/a Rebecca J. Mehr, and Cheston Williams executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027