WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074626 DEEDWARR
Recvd: 10/03/14 10:04 2 pgs
Fees:13.00 Taxes:989.75
20141003-0091556

File No.: SLA-14-2310-709

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/27/2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley M. Tyler	Ashley M. Tyler	105-14-C-709.00CO
(NAME)	(NAME)	
2310 Elliott Ave. #709	2310 Elliott Ave. #709	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JEREMY HUTZEL AND WIFE, AUBRIE HUTZEL**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ASHLEY M. TYLER, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 709 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 Jeremy Hutzel, an unmarried man by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, recorded on the 5th day of November, 2007 in Instrument No. 20071105-0129875, in the Register's Office of Davidson County, Tennessee.

Aubrie Hutzel joins in this Deed to convey any and all marital rights, title and interest that she may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2310 Elliott Ave. #709, Nashville, TN 37204

(House Number) (Street) (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 GRANTEES, 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 1st day of October, 2014.

Jeremy Hutzel

Aubrie Hutzel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Hutzel and wife, Aubrie Hutzel, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2014.

Notary Public
My Commission Expires: 8/23/2016

(SEAL)



RETURN TO:
Consumer Trust
~~Commerce~~ Title & Escrow, ~~LLC~~
~~1012 Broadway~~
~~Nashville, TN 37203~~
~~(615)515-7171~~
219 WARD CIRCLE
BRENTWOOD, TN 37027