WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086411 DEEDWARR
Recvd: 11/17/14 11:08 2 pgs
Fees:13.00 Taxes:851.00
20141117-0105786

G-KW-14-2310-831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Walter P. Baird	new owner	
(NAME)	(NAME)	**105-14-0C-831.00-CO**
P. O. Box 159357		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **KRISTYN E. HANSEN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WALTER P. BAIRD,** 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. 831 of The Park at Melrose Condominiums, 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 Condominiums of record in Instrument Number 20070917-0110745, 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 "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Kristyn E. Hansen, unmarried by deed from Elsa Louise Holzen, married of record in Instrument No. 20130814-0085278 Register's Office for Davidson County, Tennessee, dated August 08, 2013 and recorded on August 14, 2013.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070604-0065994, as amended in Instrument No. 20070614-0071575 and Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee.
- Attorney's Certification of record in Instrument Number 20070822-0100253, in the Register's Office for Davidson County, Tennessee.
- Charter of The Park At Melrose Townhouse Corporation of record in Instrument Number 20070703-0079125 and Instrument No. 20070703-0079126, in the Register's Office for Davidson County, Tennessee.
- Charter of The Park at Melrose Condominium Owners Association, Inc. of record in Instrument Number 20070925-0114302, and shown in Exhibit B to the Master Deed of record in Instrument No. 20070917-0110745, in the Register's Office for Davidson County, Tennessee.
- By-Laws of The Park at Melrose Condominiums Owners Association, Inc. shown in Exhibit "C" of the Master Deed of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease by and between Sherwood Terrace, Inc. d/b/a The Park at Melrose (Lessor) and Web Service Company, Inc. (Lessee) of record in Book 10584, Page 149, in the Register's Office for

- Cable Television Easement and Maintenance Agreement of record in Instrument Number 20000418-0038819, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060623-0075219, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130814-0085278 in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2310 Elliott Avenue, #831, 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 14th DAY OF NOVEMBER, 2014.

Kristyn E. Hansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTYN E. HANSEN, 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 14th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)



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