BILL GARRETT, Davidson County
Trans:T20140096650 DEEDWARR
Recvd: 12/29/14 08:46 2 pgs
Fees:13.00 Taxes:1008.25
20141229-0118158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: 11/5/2017

LAUREN W. MOSS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

26982

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bridget M. Rice	Avenue Bank	Map/Parcel
2310 Elliott Avenue, Unit 805	3823 Cleghorn Avenue	105 14 0C 805.00 CO
Nashville, TN 37204	Nashville, TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, NATHAN L. HORTON, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto BRIDGET M. RICE, unmarried, hereinafter called the GRANTEE, her 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. 805 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. 20070918-0110745, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Nathan L. Horton, unmarried by Deed dated December 9, 2009, from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20091211-0113136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2014 have been paid. Map/Parcel 105 14 0C 805.00
2. All matters appearing on the Plan of C.D. Elliott's plan Subdivision, of record in Plat Book 21, page 78, Register's Office for Davidson County, Tennessee.
3. All the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including

without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws, establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for The Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee.
5. Charter of Melrose Park Master Corporation, of record in Instrument No. 20070703-0079125, Register's Office for Davidson County, Tennessee.
6. Memorandum of Lease to Web Service Company, Inc., of record in Book 10584, page 149, Register's Office for Davidson County, Tennessee.
7. Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2310 Elliott Avenue #805, 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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 23rd day of December, 2014:

Nathan L. Horton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Nathan L. Horton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2014:

Notary Public

My commission expires: 11/5/2017

LAUREN W. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY