WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042713 DEEDWARR
Recvd: 06/02/15 09:00 2 pgs
Fees:13.00 Taxes:723.35
20150602-0050842

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel T. Kashima	Pinnacle Bank	
(NAME) 2310 Elliott Ave., Unit 416	(NAME) 150 3rd Ave S. #900	105-14-C 416.00 CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **REBECCA KATHERINE TINSLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL T. KASHIMA, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 416 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 Rebecca Katherine Tinsley, an unmarried woman by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, recorded on the 18th day of December, 2007 in Instrument No. 20071218-0144923, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 21, Page(s) 78, said Register's Office; and (c) restrictive covenants of record in Instrument Nos. 20070525-0062832, 20070604-0065994, 20070614-0071575 and 20070822-0100253, said Register's Office; (d) Charter of Homeowner's Association recorded at Instrument Nos. 20070925-0114302 and 20070703-0079125, said Register's Office; (e) Master Deed establishing THE PARK AT MELROSE CONDOMINIUMS of record in Instrument No. 20070917-0110745, said Register's Office; (f) easements of record in Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082 and Instrument No. 20000418-0038819, said Register's Office; (g) Storm Water Detention Agreement, recorded at Instrument No. 20060623-0075219, said Register's Office; (h) Memorandum of Lease, recorded in Book 10584, Page 149, said Register's Office; (h) Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996; (i) Rights or claims of tenants, as tenants only, in possession pursuant to unrecorded tenant lease agreements.

unimproved
This is improved X property, known as 2310 Elliott Ave., Unit 416, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28 day of May, 2015.

REBECCA KATHERINE TINSLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Katherine Tinsley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of May, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015