PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

BILL GARRETT, Davidson County
Trans:T20150045332 DEEDWARR
Recvd: 06/09/15 13:07 3 pgs
Fees:18.00 Taxes:906.50
20150609-0054148

ENSLEY BREUS NOTARY My Comm. Expires September 23, 2016 No. EE 837485 PUBLIC STATE OF FLORIDA

(Notary Stamp)

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Palm Beach

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2015.

Notary Public

My commission expires: 09/23/2016

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Philip Hertik and Morgan Hertik	**New Owner**	**Map\Parcel: 105-14-0C-821.00-CO**
2310 Elliott Ave., #821		
Nashville, TN 37204		

FOR AND IN 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 ACKNOWLEDGE, WE,

William E. Shull and Tami Shull, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Philip Hertik and Morgan Hertik, husband and wife

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 821 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 William E. Shull and wife, Tami Shull, by Warranty deed from Bryan J. Stephens and wife, Nicole Aquila, of record in Instrument No. 20101222-0101800 Register's Office for Davidson County, Tennessee, dated December 17, 2010 and recorded on December 22, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; all matters shown on the Plan of record in Plat Book 21, Page 78; Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745; Covenants, Conditions and Restrictions of record in Instrument Number 20070604-0065994, as amended in Instrument No. 20070614-0071575 and Instrument No. 20070525-0062832; Attorney's Certification of record in Instrument Number 20070822-0100253; Charter of The Park At Melrose Townhouse Corporation of record in Instrument Number 20070703-0079125 and Instrument No. 20070703-0079126; 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; 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; 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; Cable Television easement and Maintenance Agreement of record in Instrument Number 20000418-0038819; Stormwater Detention agreement of record in Instrument Number 20060623-0075219; 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, all RODC, TN; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2310 Elliott Ave., #821 Nashville, TN 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 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 our hands this 5th day of June, 2015.

William E. Shull

Tami Shull

STATE OF Florida
COUNTY OF palm beach

Personally appeared before me, a Notary Public of said County and State, William E. Shull and Tami Shull, the within named Grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of June, 2015.

Notary Public

My Commission Expires 09/23/2016

ENSLEY BREUS
NOTARY
My Comm. Expires September 23, 2016
No. EE 837485
PUBLIC
STATE OF FLORIDA

File #: 5015163
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064