WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-BR-15-2310-833

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)
Alexander Eric Zajac	The Huntington National Bank	
(NAME)	(NAME)	**105-14-0C-833.00-CO**
2310 Elliott Avenue, #833	7575 Huntington Park Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Columbus, OH 43235	
(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 **MICHAEL K. POKU, UNMARRIED AND ISAAC T. POKU, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALEXANDER ERIC ZAJAC, 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. 833 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 Michael K. Poku, an unmarried man and Isaac T. Poku, a married man, joint tenants with right of survivorship by Warranty deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No. 20090701-0061173 Register's Office for Davidson County, Tennessee, dated June 29, 2009 and recorded on July 01, 2009.

The above described property has never been the primary or marital residence of the said Isaac T. Poku herein.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- 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.
- 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 DavidsonCounty, 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.

BILL GARRETT, Davidson County
Trans:T20150045810 DEEDWARR
Recvd: 06/10/15 12:46 2 pgs
Fees:13.00 Taxes:713.73

20150610-0054800

- 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 Davidson County, Tennessee.
- 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 DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2310 Elliott Avenue, #833, 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 4th DAY OF JUNE, 2015.

Michael K. Poku
Isaac T. Poku by Michael K. Poku as Attorney in Fact
Isaac T. Poku by Michael K. Poku as Attorney in Fact

PAUL HOWARD RUSSELL NOTARY PUBLIC BALTIMORE COUNTY, MD

STATE OF MARYLAND
COUNTY OF BALTIMORE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL K. POKU, 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 4th of June, 2015.

Paul Howard Russell
Notary Public
My Commission Expires: 3/20/18
(SEAL)

STATE OF MARYLAND
COUNTY OF BALTIMORE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL K. POKU, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ISAAC T. POKU, and who acknowledged he/she/they executed the same as the free act and deed of the said ISAAC T. POKU.

Witness my hand and official seal, this the 4th of June, 2015.

Paul Howard Russell
Notary Public
My Commission Expires: 3/20/18
(SEAL)

PAUL HOWARD RUSSELL NOTARY PUBLIC BALTIMORE COUNTY, MD

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