File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150059866 DEEDWARR
Recvd: 07/22/15 14:07 2 pgs
Fees:13.00 Taxes:1043.03
20150722-0071918

W & I Ref: (DKM) Title No.: 57638
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kimberly J. McKendrick Jeffrey D. McKendrick 10303 Spring Meyer Road Louisville, KY 40223	Envoy Mortgage, LTD 5100 Westheimer Rd., Suite 320 Houston, TX 77056

TAX MAP PARCEL NUMBERS: 105140C10200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$281,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Chen and Caroline Chen,** husband and wife, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly J. McKendrick and Jeffrey D. McKendrick,** husband and wife, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 of The Park at Melrose Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown as Exhibit "E" to the Master Deed, of record in Instrument No. 20070917-0110745, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Thomas Chen and wife, Caroline Chen by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, dated July 28, 2008, recorded July 30, 2008 in Instrument No. 20080730-0077689, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "E" to the Master Deed, of record in Instrument No. 20070917-0110745, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed and By-laws of record in Instrument No. 20070917-0110745, said Register's Office, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Subject to the Declaration of Covenants, Conditions and Restrictions for the Master Regime on the Park at Melrose of record in 20070525-0062832, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c; Charter of Park at Melrose Condominium Owner's Association of record in Instrument No. 20070925-0114302, said Register's Office; Charter of Melrose Park Master Corporation of record in Instrument No. 20070703-0079125, said Register's Office; Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, said Register's Office.

This is improved property, known as 2310 Elliott Avenue, # 102, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of July, 2015.

Thomas Chen **Caroline Chen**

State of Louisiana

County of East Baton Rouge

On this 11th day of July, 2015, before me the undersigned authority, personally appeared Thomas Chen and Caroline Chen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: Lifetime

MARILYN SUMMERS
Notary Public
Notary ID No. 64754
E Baton Rouge Parish, Louisiana
E Feliciana Parish, Louisiana

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $281,900.00.

Affiant

Sworn and subscribed before me this 21st day of July, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017