BILL GARRETT, Davidson County
Trans:T20150064477 DEEDWARR
Recvd: 08/04/15 14:56 2 pgs
Fees:13.00 Taxes:1211.75
20150804-0077396

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$327,500.00**.

JoAnn B Sisemore
Affiant

Subscribed and sworn to before me, this 3rd day of August, 2015.

Karen McCalla
Notary Public

My commission expires: March 23, 2016

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**THIS INSTRUMENT PREPARED BY**
**SolomonParks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 104**
**Brentwood, TN 37027**

**WARRANTY DEED**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Paul R. Hannah and Chloe P. Hannah and Duncan Hannah** | **Raymond James Bank, N.A.** | **105-14-0-C-014.00CO** |
| **827 Bradford Avenue** | **710 Carillon Parkway** | |
| **Nashville, TN 37204** | **St. Petersburg, FL 33716** | |

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,

**Bryan Charles McAllister and Amanda McAllister f/k/a Amanda English, husband and wife**

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

**Duncan Hannah, unmarried, as to an undivided 50% interest (the Entirety Interest #1") and Paul R. Hannah and Chloe P. Hannah, husband and wife, as tenants by the entirety to an undivided 50% interest (the "Entirety Interest #2), and as they relate to each other, being held as tenants in common with right of survivorship**

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:

Land in Davidson County, Tennessee, being Unit No. 827 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, Register's Office for Davidson County, Tennessee for a more complete identification and description of said unit.

Being the same property conveyed to Bryan Charles McAllister, an unmarried man and Amanda English, an unmarried woman by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20080303-0020443, Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 03, 2008. Amanda English has since married and is now known as Amanda McAllister.

This instrument was executed pursuant to Power of Attorney of record in Instrument No. 20150804-0077295 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: 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, Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto of record in Instrument Number 20070604-0065994, supplemented in Instrument No. 20070614-0071575 and Instrument No. 20070525-0062832, Charter of The Park at Melrose Condominium Owners Association, Inc. of record in Instrument Number 20070925-0114302, Charter of The Park at Melrose Townhouse Corporation, of record in Instrument No. 20070703-0079126, Charter of Melrose Park Master Corporation of record in Instrument Number 20070703-0079125, Attorney's Certification of record in Instrument Number 20070822-0100253, all matters shown on the Plan of The Park at

Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070604-0065994, Easements of record in Instrument Number 20060623-0075219, Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, Cable Television Easement and Maintenance Agreement of record in Instrument Number 20000418-0038819, Memorandum of Lease of record in Book 10584, Page 149, rights of others in and to the common areas and/or elements, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

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 **827 Bradford Avenue, 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 my hand this 3rd day of August, 2015.

Bryan Charles McAllister

Amanda McAllister, by Bryan Charles McAllister, her Attorney in Fact

Amanda McAllister, by Bryan Charles McAllister, her Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Bryan Charles McAllister, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2015.

Notary Public

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Bryan Charles McAllister, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact for Amanda McCallister and that he is authorized by Amanda McAllister to execute this instrument on her behalf.

Witness my hand, at office, this 3rd day of August, 2015.

Notary Public

**My Commission Expires:** 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150127** **RECORD & RETURN TO: SOLOMON PARKS TITLE & ESCROW, LLC/8119 ISABELLA LANE, STE 104, BRENTWOOD, TN 37027**