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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074678**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2015. Notary Public My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Reed S. McNamara 2310 ELLIOTT AVE #524 Nashville TN 37204-2132	Send Tax Bills To: Shelter Lending Services P. O. Box 740039 Cincinnati, OH 45274-0039	Tax Information: Tax Parcel ID No. 105140C02800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leslie Melcher formerly known as Leslie J. Emery, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reed S. McNamara, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 524 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 record in Instrument No. 20070614-0071575, 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 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, for a more complete identification and description of said unit.

Being the same property conveyed by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership to Leslie Jeanne Melcher, an unmarried woman, as recorded on the 25th day of July, 2007 in Instrument No. 20070725-0087980; Quitclaim Deed from Leslie Jeanne Melcher Emery to Leslie Melcher Emery and William P. Emery, wife and husband, as recorded on the 13th day of May, 2009 in Instrument No. 20090513-0044217 and Quitclaim Deed from William P. Emery, to Leslie J. Emery, as recorded on the 8th day of May, 2015 in Instrument No. 20150508-0042464, in the Register's Office of Davidson County, Tennessee.

Leslie Melcher and Leslie J. Emery being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

BILL GARRETT, Davidson County
Trans:T20150069018 DEEDWARR
Recvd: 08/17/15 13:53 2 pgs
Fees:13.00 Taxes:1128.50
20150817-0082478

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CD ELLIOTTS PLAN, as recorded in Plat Book 21, Page(s) 78.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070525-0062832, 20070604-0065994 and 20070614-0071575.

Charter of Homeowners Association recorded at Instrument No. 20070703-0079126.

Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082.

Easement for Cable Television and Maintenance, recorded in Instrument No. 20000418-0038819.

Stormwater Detention Agreement recorded at Instrument No. 20060623-0075219.

Memorandum of Lease recorded in Book 10584, Page 149.

Attorney's Certificate recorded at Instrument No. 20070822-0100253.

Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.

Rights or claims of tenants, as tenants only, in possession pursuant to unrecorded tenant lease agreements.

This is improved property located at 2310 ELLIOTT AVE #524 Nashville, TN 37204-2132.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2015.

Leslie Melcher FKA Leslie J Emery
Leslie Melcher FKA Leslie J. Emery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie Melcher FKA Leslie J. Emery, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2015.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018