THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15074756

BILL GARRETT, Davidson County
Trans:T20150072751 DEEDWARR
Recvd: 08/27/15 09:19 2 pgs
Fees:13.00 Taxes:521.33
20150827-0086739

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $140,900.00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 2015.

Notary Public
My Commission Expires:

SHEILA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-17-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trevor Garrett 2197 NOLENSVILLE PIKE #311 Nashville, TN 37211	New Owner	Tax Parcel ID No. 105-16-B-311.00 CO

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, **Douglas Stanton** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trevor J. Garrett, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 311, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570 and as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, 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, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment to the Declarations of record under Instrument No. 20150211-0012545 and further amended in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company to Douglas Stanton, as recorded on the 7th day of November, 2014 in Instrument No. 20141107-0102829; part of Special Warranty Deed from 440 Business Center Partners, a Tennessee general partnership to Park at Melrose Heights, LLC, a Tennessee limited liability company, as recorded on the 27th day of September, 2013 in Instrument No. 20130927-0101639; part of Quitclaim Deed from Craighead Development, LLC, a Tennessee limited liability company to 440 Business Center Partners, a Tennessee general partnership, as recorded on the 25th day of April, 2008 in Instrument No. 20080425-0042542; part of Executor's Deed from Carleen B. Waller and Dodson B. Waller, Co-Executors of the Estate of Raymond W. Waller to 440 Business Center Partners, a Tennessee general partnership, as recorded on the 25th day of April, 2008 in Instrument No. 20080425-0042541 and part of Executor's Deed from Carleen B. Waller and Dodson B. Waller, Co-Executors of the Estate of Raymond W. Waller to 440 Business Center Partners, a Tennessee general partnership, as recorded on the 25th day of April, 2008 in Instrument No. 20080425-0042540, in the Register's Office of Davidson County, Tennessee.

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.

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 recorded in Plat Book 332, Page(s) 90 and Exhibit "D" of Instrument No. 20111209-0096389, as amended at Instrument No. 20130904-0093227 and Exhibit "D" of Instrument No. 20150211-0012545, as amended at Instrument No. 20150223-0015231.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903-0080570, as amended at Instrument Nos. 20150211-0012545 and 20150223-0015231.

Declaration establishing 440 Business Center Land Condominium recorded in Instrument No. 20111209-0096389, as amended at Instrument No. 20130904-0093227.

Charter of Park at Melrose Heights Condominium Association, Inc. recorded at Instrument No. 20140820-0075537.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4251, Page 953.

Grant of Easement as set forth in instrument recorded in Instrument No. 20150126-0007090.

Grant of Utility Line Easement as set forth in instrument recorded in Instrument No. 20131219-0128193.

Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087/22, in the Metro Clerk's Office, closing Alley No. 1833 East of Canady Avenue.

Application to Combine Parcels as set forth in instrument recorded in Instrument No. 20080508-0047907.

Agreement for Declaration of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance as set forth in instrument recorded in Instrument No. 20081103-0108990.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081103-0108951.

This is improved property located at 2197 NOLENSVILLE PIKE #311 Nashville, TN 37211.

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 26th day of August, 2015.

Douglas Stanton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Stanton, 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 26th day of August, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018