BILL GARRETT, Davidson County
Trans:T20150105395 DEEDWARR
Recvd: 12/14/15 14:09 3 pgs
Fees:18.00 Taxes:1167.35
20151214-0125538

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2224

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peter Mintz Caryn Mintz 2310 Elliott Avenue Apt. 519 Nashville, TN 37204	NEW OWNERS	105-14-C-38.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M152224

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $315,500.00

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2015.

Notary Public

My Commission Expires: 10/18/2016
(Affix Seal)

JESSICA LASCELLES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Barry Turner and Cheryl Sandy, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peter Mintz and Caryn Mintz, husband and wife,** 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:

Being a certain private element townhome situated in Davidson County, Tennessee, being **Unit No. 519**, on the Plan of Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Park at Melrose Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20070604-0065994; as amended and supplemented 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, for placement of Units, as shown on Exhibit to the Declaration of Covenants, Conditions and Restrictions for The Park at Melrose Townhomes of record in Instrument No. 20070604-0065994; as amended and supplemented in Instrument No. 20070614-0071575, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Barry Turner and Cheryl Sandy, husband and wife by Warranty Deed from Glen Thomasson and wife, Cheri Thomasson, dated December 21, 2012, recorded December 31, 2012, of record in Instrument No. 20121231-0120317, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2310 Elliott Avenue Apt. 519, Nashville, TN 37204**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Barry Turner, by Griffin S. Dunham pursuant to a Power of Attorney executed by Barry Turner on 12/07/2015, of record in Instrument No. 20151214-0125536, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Cheryl Sandy, by Griffin S. Dunham pursuant to a Power of Attorney executed by Cheryl Sandy on 12/07/2015, of record in Instrument No. 20151214-0125537, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 **10th** day of **December, 2015.**

GRANTOR(S)

Barry Turner by Griffin S. Dunham, Attorney-in-Fact

Barry Turner by Griffin S. Dunham, Attorney-in-Fact

Cheryl Sandy by Griffin S. Dunham, Attorney-in-Fact

Cheryl Sandy by Griffin S. Dunham, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Griffin S. Dunham** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Barry Turner and Cheryl Sandy,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **10th** day of **December, 2015.**

Jessica Lascelle

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: Barry Turner and Cheryl Sandy, husband and wife

TO: Peter Mintz and Caryn Mintz, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Griffin S. Dunham, Affiant

Sworn to and subscribed before me this 10th day of December, 2015.

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016