BILL GARRETT, Davidson County
Trans: T20150105398 DEEDWARR
Recvd: 12/14/15 14:11 2 pgs
Fees: 13.00 Taxes: 906.50
20151214-0125544

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2270

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Campbell M. Hunter Nancy Post Hunter 1072 Hacienda Drive Walnut Creek, CA 94598	Campbell Hunter 1072 Hacienda Drive Walnut Creek, CA 94598	105-14-C-712.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

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

Notary Public

My Commission Expires: _____
(Affix Seal)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

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 **Michael R. Hickey and Jessica L. Hickey, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Campbell M. Hunter and Nancy Post Hunter, Trustees of the Campbell & Nancy Hunter Trust U/A/D April 4, 2011** ,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 condominium apartment situated in Davidson County, Tennessee, being Unit No. 712, as specified on the Plat shown in the Master Deed, on the Plan of The park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, 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 Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums shown on Exhibit to said Master Deed for further identification and placement of such Unit.

Being the same property conveyed to Michael R. Hickey, unmarried by Warranty Deed from Kristin Ancell, unmarried, dated September 29, 2011, recorded October 4, 2011, of record in Instrument No. 20111004-0076656, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2310 Elliott Avenue, #712, Nashville, TN 37204**

Jessica L. Hickey joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

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.

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 2nd day of **December, 2015.**

GRANTOR(S)

Michael R. Hickey

Jessica L. Hickey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael R. Hickey and Jessica L. Hickey** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 2nd day of **December, 2015.**

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission Expires: