WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $105,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIMMY R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 2508 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7897 CALMES JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Nick Calmes	same	133140A03500CO
420 Elysian Fields Rd #B-16		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELANIE WINAND SUPPLEMENTAL NEED TRUST

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

NICK CALMES, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 420 Elysian Fields Rd #B-16, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 18th day of December, 2015.

BILL GARRETT, Davidson County
Trans: T20150108029 DEEDWARR
Recvd: 12/22/15 12:10 2 pgs
Fees: 13.00 Taxes: 388.50
20151222-0128625

Melanie Winand Supplemental Need Trust

BY: Leslie P. Davis, Trustee

Leslie P. Davis, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Leslie P. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of MELANIE WINAND SUPPLEMENTAL NEED TRUST, the within named barganor, a limited liability company, and that Leslie P. Davis, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of December, 2015.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

15-7897 CALMES JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit B-16 of The Village at Grassmere formerly Oakcrest Condominiums created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, as amended in Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Melanie O. Winand, Supplemental Needs Trust by Warranty Deed from Grassmere Development Company, LLC, recorded on the 22nd day of April, 2008 in Instrument No. 20080422-0040959, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Village at Grassmere formerly OAKCREST CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 413, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws of The Village at Grassmere formerly OAKCREST CONDOMINIUMS recorded in Book 5884, Page 996.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing OAKCREST CONDOMINIUMS Condominium of record in Book 5884, Page 960 , as amended and restated by Book 9559, Page 939, as amended in Instrument Nos. 20041102-0131823 and Instrument No. 20060630-0078687, and further amended in Instrument No. 20070301-0025595; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Charter of Oakcrest Condominiums recorded in Book 5860, Page 930 and Book 5885, Page 13.