BILL GARRETT, Davidson County
Trans: T20160010422 DEEDWARR
Recvd: 02/08/16 10:41 2 pgs
Fees: 13.00 Taxes: 1165.50

20160208-0011788

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00**. VAnderson
Affiant

Subscribed and sworn to before me, this the 5th day of February, 2016. JAnderson
Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul W. Lange	New Owner	**Map 105-14-0-C Parcel 034-00co**
2310 Elliott Avenue, #511		
Nashville, TN 37204		

FOR AND IN 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,

Eugene W. Bryson, Jr. and spouse, Charlotte Stoghill Bryson, as tenants by the entirety, and Douglas E. Bryson, ____married

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

Paul W. Lange ,unmarried

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:

LAND in Davidson County, Tennessee, being Unit No. 511 on the Plan of The 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, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants 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 Plat 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 to Eugene W. Bryson, Jr. and spouse Charlotte Stodghill Bryson, as tenants by the entirety (Grantee 1), a sixty percent (60%) undivided interest, and Douglas E. Bryson (Grantee 2), a forty percent (40%) undivided interest, Grantees 1 and 2 to collectively hold title to the property with an estate of joint tenants with right of survivorship, by Deed dated August 9, 2011 from Robert Coke Wilder, Jr. and Courtney Leigh Wilder, husband and wife, of record in Instrument No. 20110812-0062473, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the following: (1) The Plan of record as set out on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Plan of record in Book 21, Page 78, Register's Office for Davidson County, Tennessee. (3) Memorandum of Lease to Web Service Company, Inc., of record in Book 10584, Page 149, Register's Office for Davidson County, Tennessee. (4) Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee. (5) Stormwater Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee. (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and in Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee. (7) Declaration of Covenants, Conditions and Restrictions for The Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee. (8) Charter of Melrose Park Master Corporation, of record in Instrument No. 20070703-0079125, Register's Office for Davidson County, Tennessee. (9) Declaration of Covenants, Conditions and Restrictions and By-Laws of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994 and supplemental in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee. (10) Charter of The Park at Melrose Townhouse Corporation of record in Instrument No. 20070703-0079126, said Register's Office. (11) Attorney's Certificate for The Park at Melrose Townhomes of record in Instrument No. 20070822-0100253, said Register's Office. (12) Taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (__X__) Unimproved (____) property, known as **2310 Elliott Avenue, #511, Nashville, TN 37204**

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 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. 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 my/our hand(s) this 5th day of **February, 2016.**

Eugene W. Bryson, Jr. by Douglas E. Bryson, Attorney-in-Fact

Douglas E. Bryson

Charlotte Stoghill Bryson by Douglas E. Bryson, Attorney-in-Fact

Douglas E. Bryson, Atty-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5 day of February, 2016, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Douglas E. Bryson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Eugene W. Bryson, Jr. and Charlotte Stoghill Bryson** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Eugene W. Bryson, Jr. and Charlotte Stoghill Bryson**, for the purpose therein contained, by signing the name of **Eugene W. Bryson, Jr. and Charlotte Stoghill Bryson,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of **February, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Douglas E. Bryson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of **February, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY