Davidson County	DEEDWARR
Recvd: 02/19/16 13:42	3 pgs
Fees:18.00 Taxes:758.13	
20160219-0016033	

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-26-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Beck	Acopia, LLC	105-14-0C-808.00
(NAME)	(NAME)	
1101 Downs Blvd., Unit 297	300 Northcreek Blvd, Ste 100	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brook Byrom**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amanda Beck, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 808 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 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, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brook Byrom by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, dated 10/08/2005, recorded 10/09/2008 of record in Instrument No. 20081009-0102289, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) Covenants, conditions, easements and restrictions of record in Instrument No. 20070525-0062832, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20070604-0065994, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Covenants, conditions, easements and restrictions of record in Instrument No. 20070917-0110745, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Cable Television Easement and

Maintenance Agreement of record in Instrument No. 200004180038819, in the Register's Office for Davidson County, Tennessee; (5) Charter of Melrose Park Master Corporation of record in Instrument No. 20070703-0079125, in the Register's Office for Davidson County, Tennessee; (6) Charter of The Park at Melrose Townhouse Corporation of record in Instrument No. 20070703-0079126, in the Register's Office for Davidson County, Tennessee; and (7) Charter of The Park at Melrose Condominium Owners Association, Inc., of record in Instrument No. 20070925-0114302, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2310 Elliott Avenue, 808, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 16th day of Feb, 2016.

Brook Byrom

State of Tennessee
County of Wilson

Personally appeared before me Brook Byrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of February, 2016.

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

Notary Public ~~Tracey Trumphour - MJ~~
My Commission Expires: 5/3/2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

