WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160015509 DEEDWARR
Recvd: 02/25/16 10:39 2 pgs
Fees: 13.00 Taxes: 1100.75
20160225-0017971

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 $297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Lyss	New owner	105-14-OC-417.00
(NAME)	(NAME)	
2310 Elliott Avenue, Unit 417		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher Matthew Hurst, an unmarried man, as to an undivided 1/3rd interest (the "CMH Individual Interest"), Donald G. Hurst and wife, Amy A. Hurst, as to an undivided 1/3rd interest (the "Entirety in Interest") and Evan Patrick Hurst, a unmarried man, as to an undivided 1/3rd interest (the "EPH Individual Interest") the said CMH Individual Interest, the Entirety Interest and the EPH Individual Interest, as they relate to each other being held as joint tenants with right of survivorship** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON LYSS, A SINGLE PERSON** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 417 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 at The Fork 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.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants, of record in Instrument No. 10070614-0071575, said Register's Office; Easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Being the same property conveyed to Christopher Matthew Hurst, an unmarried man, as to an undivided 1/3rd interest (the "CMH Individual Interest"), Donald G. Hurst and wife, Amy A. Hurst, as to an undivided 1/3rd interest (the "Entirety in Interest") and Evan Patrick Hurst, a unmarried man, as to an undivided 1/3rd interest (the "EPH Individual Interest") the said CMH Individual Interest, the Entirety Interest and the EPH Individual Interest, as they relate to each other being held as joint tenants with right of survivorship by Warranty Deed from Hillview Village Partnership, A Tennessee General Partnership of record dated December 19, 2007, Register's Office for Davidson County Tennessee in Instrument No. 20071221-0146405, filed for record 12/21/2007.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2310 Elliott Avenue, Unit 417, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 36424
Warranty Deed Individual BP LE1

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. 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 our hands this 19th day of February, 2016.

Christopher Matthew Hurst
by: Evan Patrick Hurst Attourney in fact

Christopher Matthew Hurst
By: Evan Patrick Hurst, Attorney in Fact

Donald G Hurst
by: Evan Patrick Hurst Attourney in fact

Donald G. Hurst
By: Evan Patrick Hurst, Attorney in Fact

Amy A Hurst
by Evan Patrick Hurst Attourney in fact

Amy A. Hurst
By: Evan Patrick Hurst, Attorney in Fact

Evan Patrick Hurst

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Evan Patrick Hurst with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Christopher Matthew Hurst, Douglas G. Hurst and Amy A. Hurst, and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

Notary Public

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

My Commission Expires: 5/6/2019

State of Tennessee

County of Davidson

On this 19th day of February, 2016, before me, a Notary public in and for said County and State, personally appeared Evan Patrick Hurst, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

My Commission Expires: 5/6/2019