THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160018681 DEEDWARR
Recvd: 03/07/16 15:39 3 pgs
Fees:18.00 Taxes:738.15
20160307-0021862

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $199,500.00.

Affiant

Subscribed and sworn to before me as of the 4th day of March, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
2197 Nolensville Pike, #104 Nashville, TN 37211	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	105-16-0-B-104.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Dustin Tyler Godwin, unmarried man,** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Michelle A. Moreland, unmarried,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 104, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, 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, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to Park at Melrose Heights, LLC, a Tennessee limited liability company by Special Warranty Deed from 440 Business Center Partners, a Tennessee general partnership, of record in Instrument No. 20130927-0101639, Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on September 27, 2013.

Being the same property conveyed to Dustin Tyler Godwin, unmarried man by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, of record in Instrument No. 20141015-0095260, Register's Office for Davidson County, Tennessee, dated October 10, 2014 and recorded on October 15, 2014. Being also known as 2197 Nolensville Pike, #104, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee.

2. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20131219-0128193, in the Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4251, Page 953, in the Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081103-0108951, the Register's Office for Davidson County, Tennessee.

5. Application to Combine Parcels of record in Instrument Number 20080508-0047907, in the Register's Office for Davidson County, Tennessee.

6. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20150126-0007090, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance of record in Instrument Number 20081103-0108990, in the Register's Office for Davidson County, Tennessee.

8. Declaration Establishing 440 Business Center land Condominium of record in Instrument Number 20111209-0096389, as amended in Instrument No. 20130904-0093227, in the Register's Office for Davidson County, Tennessee.

9. Charter of Park at Melrose Heights Condominium Association, Inc. of record in Instrument Number 20140820-0075537, in the Register's Office for Davidson County, Tennessee.

10. Assignment of Declarant's Rights of record in Instrument Number 20151019-0106253, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, his/her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his/her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his/her name to be affixed hereto as of the 4th day of March, 2016.

Dustin Tyler Godwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Dustin Tyler Godwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 4th day of March, 2016.

Notary Public

My Commission Expires: 1/8/19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019