Davidson County	DEEDWARR
Recvd: 04/01/16 14:18	4 pgs
Fees:23.00 Taxes:1217.30	
20160401-0031184	

#32892

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32892-03-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $329,000.00. Affiant Subscribed and sworn to before me this 1st day of April, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2018

WARRANTY DEED

Address New Owner: Tamela Caballero, Donavan P. Caballero 2310 Elliott Ave. #513 Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 105 14 0 C 035 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jordan T. Williams, married, who acquired title as Jordan L. Trotter, unmarried, and husband, Wesley Williams**, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Jordan T. Williams ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donovan P Caballero and wife, Tamela E. Caballero** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2310 Elliott Ave. #513, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of April, 2016.

Jordan T Williams by WSW

Jordan L. Trotter, n/k/a Jordan T. Williams, by
Wesley Williams, her Attorney-in-fact

WSW

Wesley Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wesley Williams, 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, and who further acknowledged that he is the Attorney-in-Fact for Jordan L. Trotter, n/k/a Jordan T. Williams, and he is authorized by Jordan L. Trotter, n/k/a Jordan T. Williams to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of April, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wesley Williams, 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, at office, this 1st day of April, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 513, together with the appurtenant interest in the common elements of The Park at Melrose Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20070604-0065994, First Supplementary in Instrument No. 20070614-0071575 and Attorney's Certificate of record in Instrument No. 20070822-0100253, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

Being the same property conveyed to Jordan L. Trotter, an unmarried woman, by deed dated August 31, 2007 from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No. 20070905-0106412, Register's Office for Davidson County, Tennessee. Jordan L. Trotter now a married person, also known as Jordan T. Williams.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 105 14 0 C 035 00CO.
2. Declaration of Covenants, Conditions and Restrictions for The Master Regime of The Park at Melrose of record in Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for The Park at Melrose Townhomes, of record in Instrument No. 20070604-0065994, First Supplementary in Instrument No. 20070614-0071575 and Attorney's Certificate of record in Instrument No. 20070822-0100253, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 21, page 78, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee.
7. Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee.
9. Memorandum of Lease to Web Service Company, Inc., recorded in Book 10584, page 149, Register's Office for Davidson County, Tennessee.

True Copy Certification

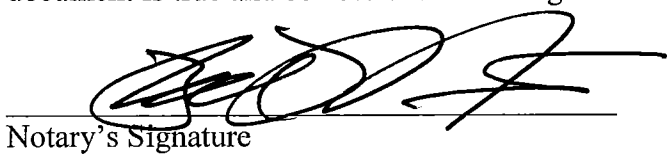
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature
My Commission Expires: _____
Notary Seal:

