WARRANTY DEED

Mail to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $225,000.00

Affiant

Subscribed and sworn to before me this 20 day of May, 2016.

Notary Public
My Commission expires: 8.17.19
(Affix Seal)

JENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William E. Hopkins	F&M Bank	105-14-0C-413.00
2310 Elliott Avenue Apt. 413	50 Franklin Street	
Nashville, TN 37204	Clarksville, Tn 37040	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marielle Lovecchio, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William E. Hopkins and Alison L. Hopkins, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 413 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, 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 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 Marielle Lovecchio, unmarried, by deed from Janis Lovecchio, unmarried, on March 18, 2011, of record in Instrument Number 20110322-0022145, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book , page , Register's Office County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20070917-0110745; 20070614-0071575; 20070604-0065994; and 20070525-0062832, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20070925-0114302, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2310 Elliott Avenue Apt #413, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 20, 2016.

Marielle Lovecchio
Marielle Lovecchio

BILL GARRETT, Davidson County
Trans:T20160044025 DEEDWARR
Recvd: 05/25/16 11:43 2 pgs
Fees:13.00 Taxes:832.50
20160525-0052567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marielle Lovecchio** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 20, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY