WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054944 DEEDWARR
Recvd: 06/28/16 11:05 2 pgs
Fees:13.00 Taxes:921.30
20160628-0065772

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laney Odell Dunn	Renasant Bank	105140C13100CO
(NAME)	(NAME)	
2310 Elliott Ave., Unit 131	2001 Park Place N. Ste 650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carmelle Romain, an unmarried woman and Daniella Bouzi, a married woman, as joint tenants with right of survivorship**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Laney Odell Dunn,** 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:

* an unmarried woman

BEING a certain Condominium Apartment In Davidson County, Tennessee, being Unit No. 131 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, el 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 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 Carmelle Romain, an unmarried woman and Daniella Bouzi, a married woman, as joint tenants with right of survivorship by deed dated June 8, 2009 from Hillview Village Partnership, a Tennessee General Partnership of record in Instrument No. 20090610-0053958, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2310 Elliott Ave., Unit 131, 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 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 my/our hands this 20th day of June, 2016.

Carmelle Romain

Daniella Bouzi By: Carmelle Romain, as Attorney-in-Fact
Attorney In Fact

State of Tennessee
County of Davidson

Personally appeared before me **Carmelle Romain** with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of June, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires: 5/8/2017

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Carmelle Romain** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument on behalf of **Daniella Bouzi**, as Attorney-in-Fact, as her free act and deed.

WITNESS my hand ~~and notary seal this~~ 20th day of June, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires: 5/8/2017

File No.: 16-Dunn