PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160057159 DEEDWARR
Recvd: 07/05/16 15:49 2 pgs
Fees:13.00 Taxes:1147.00
20160705-0068729

W & I Ref: (DM) Title No.: 58289
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ross Morrison 2310 Elliott Avenue, #710 Nashville, TN 37204	WELLS FARGO BANK 101 NORTH PHILLIPS AVENUE SIOUX FALLS, SD 57104

TAX MAP PARCEL NUMBERS: 105140C71000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$310,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rhayghen Sumner Ashby, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ross Morrison, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 710 of The Park at Melrose Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Rhayghen Sumner Ashby, an unmarried woman by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, dated October 26, 2007, recorded on October 31, 2007 of record in Instrument No. 20071031-0128150, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 105140C71000CO.
The Plan of record shown on Exhibit "E" to the Master Deed in Instrument No. 20070917-0110745, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the provisions of the condominium Master Deed of record in Instrument No. 20070917-0110745, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.
Declaration of Covenants, Conditions and Restrictions for the Master Regime on the Park at Melrose of record in Instrument No. 20070525-0062832, said Register's Office. Lease to Web Service Company, Inc. of record in Book 10584, page 149, said Register's Office. Charter of The Park at Melrose Condominium Owners Association, Inc. of record in Instrument No. 20070925-0114302, said Register's Office. Charter of Melrose Park Master Corporation of record in Instrument No. 20070703-0074125, said Register's Office. Cable Television Easement and Maintenance Agreement of record in Instrument No. 200004180038819, said Register's Office.

This is improved property, known as 2310 Elliott Avenue, # 710, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 2016.

Rhayghen Sumner Ashby

State of Tennessee

County of Davidson

On this 24th day of June, 2016, before me the undersigned authority, personally appeared Rhayghen Sumner Ashby, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Sworn and subscribed before me this 24th day of June, 2016.

Notary

My Commission Expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016