Davidson County DEEDWARR
Recvd: 07/13/16 09:00 4 pgs
Fees:23.00 Taxes:1169.20
20160713-0071543

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16057901

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $316,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2016.

Notary Public
My Commission Expires: 4/9/19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Prahl 2310 Elliott Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105-14-0C-832.00 CO

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, **Kimberly L. Fletcher n/k/a Kimberly Aul, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Prahl**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 832 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, 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 KIMBERLY L. FLETCHER, by deed from HILLVIEW VILLAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20081017-0104752, dated October 15, 2008, said Register's Office. Kimberly L. Fletcher now known as Kimberly Aul. Said property was never the marital residence of Grantor

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 105-14-0C-832.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Instrument No. 20070917-0110745, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070525-0062832, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060623-0075219, said Register's Office.

Agreement for Dedication of Easement 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, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20150126-0007090, said Register's Office.

Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, said Register's Office.

Memorandum of Lease of record in Book 10584, page 149, said Register's Office.

This is improved property located at 2310 Elliott Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of July, 2016.

Kimberly L. Fletcher n/k/a Kimberly Aul

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly L. Fletcher n/k/a Kimberly Aul, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2016.

Notary Public

My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT — GOVERNMENT CODE § 8202

✓ See Attached Document (Notary to cross out lines 1–6 below)
See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1 — Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma

Subscribed and sworn to (or affirmed) before me on this 6th day of July (Date / Month) 2018 (Year)
by
(1) Kimberly Fletcher-Aul
(and (2) n/a)
(Name(s) of Signer(s))
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

FELICIA HERRICK
Commission # 2091302
Notary Public - California
Sonoma County
My Comm. Expires Nov 25, 2018

Signature: (Signature of Notary Public)

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 7/6/2018
Number of Pages: 1 Signer(s) Other Than Named Above: n/a

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True Copy Certification

I, KEVIN HEFFELMAN, 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.

Signature

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, CECILIA M. HENSLEY, a notary public for this county and state, KEVIN HEFFELMAN, 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: 4/9/2019