WARRANTY DEED



O-KW-16-2310-324-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Natalie A. Pounds	New Owner	
(NAME) **2310 Elliott Avenue, Unit 324**	BILL GARRETT, Davidson County Trans:T20160061251 DEEDWARR Recvd: 07/18/16 10:02 2 pgs Fees:13.00 Taxes:961.63 20160718-0073335	105-14-0C-324.00-CO
(ADDRESS) **Nashville, TN 37204-2128**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY HARPER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATALIE A. POUNDS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns; that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit number 324, as specified on the Flat shown in the Master Deed, on the Plan of the Park at Melrose Condominiums, a Horizontal Property regime, created under the Title 66, Section 27-101 at 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 to 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 for 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 Amy Harper, single woman by Special Warranty deed from CitiMortgage, Inc. of record in Instrument No. 20130729-0078308 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 29, 2013.

This conveyance is subject to:
• Taxes for the year 2016, a lien not yet due and payable;
• Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee;
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, Register's Office for Davidson County, Tennessee;
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070604-0065994, as amended in Instrument No. 20070614-0071575 and Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee;
• Charter of The Park At Melrose Townhouse Corporation of record in Instrument Number 20070703-0079125 and Instrument No. 20070703-0079126, in the Register's Office for DavidsonCounty, Tennessee.
• Attorney's Certification of record in Instrument Number 20070822-0100253, in the Register's Office for DavidsonCounty, Tennessee;
• Charter of The Park at Melrose Condominium Owners Association, Inc. of record in Instrument Number

20070925-0114302, and shown in Exhibit B to the Master Deed of record in Instrument No. 20070917-0110745, in the Register's Office for DavidsonCounty, Tennessee;
• By-Laws of The Park at Melrose Condominiums Owners Association, Inc. shown in Exhibit "C" of the Master Deed of record in Instrument Number 20070917-0110745, in the Register's Office for DavidsonCounty, Tennessee;
• Memorandum of Lease by and between Sherwood Terrace, Inc. d/b/a The Park at Melrose (Lessor) and Web Service Company, Inc. (Lessee) of record in Book 10584, Page 149, in the Register's Office for Davidson County, Tennessee;
• Cable Television Easement and Maintenance Agreement of record in Instrument Number 20000418-0038819, in the Register's Office for DavidsonCounty, Tennessee;
• Stormwater Detention Agreement of record in Instrument Number 20060623-0075219, in the Register's Office for DavidsonCounty, Tennessee;
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, in the Register's Office for DavidsonCounty, Tennessee;
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
• Subject to rights of others in and to the common areas and/or elements;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2310 Elliott Avenue, Unit 324, Nashville, Tennessee 37204-2128**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 15th DAY OF JULY, 2016.

Amy Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY HARPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212