BILL GARRETT, Davidson County
Trans:T20160063952 DEEDWARR
Recvd: 07/25/16 15:41 2 pgs
Fees:13.00 Taxes:573.50

20160725-0076537

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

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

Meredith Mabry
Affiant

Subscribed and sworn to before me, this 18th day of July, 2016.

Notary Public
My commission expires:

02-1606-49942

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Anthony Carter	MORTGAGE INVESTORS GROUP	105-16-0-B-310.00-CO
2197 Nolensville Pike, 310	8320 E. WALKER SPRINGS #200	
Nashville TN 37211	KNOXVILLE, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Stanley Mason, Jr. and Katherine M. Mason, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anthony Carter, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 310, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, as amended in Instrument NO. 20150211-0012545, and Instrument No. 20150223-0015231, 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 Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment to the Declarations of record under Instrument No. 20150211-0012545 and further amended in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Park at Melrose Heights, LLC, a Tennessee limited liability company by Special Warranty Deed from 440 Business Center Partners, a Tennessee general partnership, dated September 26, 2013, recorded September 27, 2013, of record in Instrument No. 20130927-0101639, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark Stanley Mason, Jr. and Katherine M. Mason, husband and wife by deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, dated February 23, 2015, recorded February 25, 2015, of record in Instrument No. 20150225-0016023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2197 Nolensville Pike, 310, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of July, 2016.

Mark Stanley Mason, Jr.

Katherine M. Mason

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mark Stanley Mason, Jr. and Katherine M. Mason**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of July, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6/22/20

