G#28875-3
Box#14

BILL GARRETT, Davidson County
Trans:T20160085563 DEEDWARR
Recvd: 09/29/16 09:34 3 pgs
Fees:18.00 Taxes:481.00
20160929-0102622

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration ~~or value~~, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicole M. Reinhart Alexander James Reinhart	Pinnacle Bank	Map 105-16-0-B Parcel 307.00co
1215 Lavada Pl	150 3rd Avenue South Suite 900	
Brentwood TN 37027	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jessica Johnson, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole M. Reinhart and Alexander James Reinhart, wife and husband

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 307, 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 under Instrument No. 20140903-0080570, 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 Declarations of record under Instrument No. 20140903-0080570, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Jessica Lauren Johnson, single woman, by Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, dated September 23, 2014 of record in Instrument No.20140925-0088410, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is made subject to the following:

1) All matters shown on the Plan of record as set out on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions, in Instrument No. 20140903-0080570, said Register's Office;
2) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, and First Amendment in Instrument No. 20150211-0012545, and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee;
3) Charter of Park at Melrose Heights Condominium Association, Inc., of record in Instrument No. 20140820-0075537, Register's Office for Davidson County, Tennessee;
4) Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as of record in Instrument No. 20131219-0128193, Register's Office for Davidson County, Tennessee;
5) Matters shown on Plan of record in Book 332, Page 90, Register's Office for Davidson County, Tennessee;

6) Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4251, Page 953, Register's Office for Davidson County, Tennessee:
7) Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's office, closing Alley No. 1833 east of Canady Avenue:
8) Application to Combine Parcels, of record in Instrument No. 20080508-0047907, Register's Office for Davidson County, Tennessee:
9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance, of record in Instrument No. 20081103-0108990, Register's Office for Davidson County, Tennessee:
10) Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081103-0108951, Register's Office for Davidson County, Tennessee;
11) All matters set forth in the Declaration Establishing 440 Business Center Land Condominium, of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars as if copies verbatim;
12) All matters shown on the plan as Exhibit "D" of the Declaration of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee;
13) Rights of others in and to the common areas/elements;
14) Grant of Easement by and between Comcast of Nashville I, LLC and Park of Melrose Heights Condominium Association, Inc., of record in Instrument No. 20150126-0007090, Register's Office for Davidson County, Tennessee;
15) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **2197 Nolensville Pike #307, 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 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 hand(s) this **27th** day of **September, 2016.**

Jessica Johnson

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Jessica Johnson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____(City), _____ (State), this **27th** day of **September, 2016.**

_____
Notary Public

My Commission Expires: _____

CALIFORNIA NOTARY ALL-PURPOSE ACKNOWLEDGEMENT IS ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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 ALAMEDA)

On SEPT. 26, 2016 before me, Susan J. Goehring, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared JESSICA LAUREN JOHNSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUSAN J. GOEHRING
Commission # 2094966
Notary Public - California
Alameda County
My Comm. Expires Jan 22, 2019

Signature Susan J. Goehring
Signature of Notary Public

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: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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