THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0402

Map-Parcel No. 105-14-0C-315.00

Davidson County DEEDWARR
Recvd: 10/03/16 16:04 3 pgs
Fees:18.00 Taxes:832.50
20161003-0104186

Property Address:
2310 Elliott Avenue, #315, Nashville, TN 37204

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
new owner

Grantees' Name, Address:
YIORGOS KOSTOULAS and MARGARET G. KOSTOULAS
2310 Elliott Ave #315
Nashville TN 37204

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CORY SCARSI, unmarried**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **YIORGOS KOSTOULAS and MARGARET G. KOSTOULAS, husband and wife**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 315 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 CORY SCARSI from NICHOLAS KUZMA, by deed dated July 29, 2011, and recorded on August 2, 2011, in Instrument No. 20110802-0059329, Register's Office for Davidson County, Tennessee.

This is improved property known as, 2310 Elliott Avenue, #315, Nashville, TN 37204.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantees, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters on the Plan of record in Plat Book 21, page 78, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200706040065994, amended in Instrument No. 200706140071575 and 200705250062832, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No, 200709170110745, Register's Office for Davidson County, Tennessee.

5. Attorneys' Certification in Instrument No. 200708220100253, Register's Office for Davidson County, Tennessee.

6. Charter for The Park at Melrose Townhouse Corp. in Instrument No. 200707030079126, Registers office for Davidson County, Tennessee.

7. Charter for The Park at Melrose Condominium HOA in Instrument No. 200709250114302, as shown in Exhibit B to the Master Deed of record in Instrument No. 200709170110745, Registers office for Davidson County, Tennessee.

8. By-Laws of the Park at Melrose Condominium HOA as shown in Exhibit C of the Master Deed in Instrument 200709170110745, Register's Office for Davidson , County, Tennessee.

9. 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, Register's Office for Davidson County, Tennessee.

10. Cable Television Easement and Maintenance Agreement in Instrument 200004180038819, Register's Office for Davidson County, Tennessee.

11. Stormwater Detention Agreement in Instrument 200606230075219, Register's Office for Davidson County, Tennessee.

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument 200606230075251, Instrument 200608090098054 and Instrument 200608090098082, Register's Office for Davidson County, Tennessee.

13. Subject to rights of others in and to the common areas and/or elements.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 30th day of September, 2016.

CORY SCARSI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **CORY SCARSI**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 30th day of September, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 12-06-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$225,000.00.**

Affiant

SWORN TO and subscribed before me on this 30th day of September, 2016.

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public
My Commission expires: 03/10/2019

True Copy Certification

I, Paul F. Soper, 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

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 11/6/17
Notary' Seal (if on paper)

