BILL GARRETT, Davidson County
Trans:T20160092519 DEEDWARRSP
Recvd: 10/19/16 15:24 2 pgs
Fees:13.00 Taxes:1657.60
20161019-0110708

# Special Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $448,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2016.

Notary Public

My commission expires: 7-3-17

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Zachary A. Powell | SWBC Mortgage Corp. | |
| 821 Melpark Court | 9311 San Pedro, #100 | 105-14-0N-027.00-CO |
| Nashville, TN 37204 | San Antonio, TX 78216 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELPARK PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY A. POWELL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 27, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Melpark Properties Management, L.P., a Tennessee limited liability company by Warranty deed from Carl B. Parker, Jr. of record in Book 11037, page 674 Register's Office for Davidson County, Tennessee, dated July 27, 1998 and recorded on July 28, 1998.

Being a portion of the same property conveyed to Herman L. Wallace, a one-half undivided interest, and R. Michael Parker, a one-half undivided interest by Quitclaim deed from Melpark Properties Management, L.P., a Tennessee limited partnership of record in Instrument No. 20141008-0093486 Register's Office for Davidson County, Tennessee, dated October 8, 2014 and recorded on October 8, 2014.

Being a portion of the same property conveyed to Melpark Partners LLC, a Tennessee limited liability company by Warranty deed from Herman L. Wallace and R. Michael Parker, as tenants in common of record in Instrument No. 20141023-0098016 Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded on October 23, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 821 Melpark Court, Nashville, TN 37204.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and GRANTOR does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said GRANTEE(S), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under GRANTOR, but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14TH DAY OF OCTOBER, 2016.

**Melpark Partners LLC**

**W. Lee Corbett, Secretary**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named W. Lee Corbett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Melpark Partners LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of October, 2016.

Notary Public

My Commission Expires:

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 10, 2018