G-29217-5 Box 14

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102730 DEEDWARRSP
Recvd: 11/21/16 11:14 2 pgs
Fees:13.00 Taxes:758.13
20161121-0122562

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$204,900.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN BOOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Garland Binns, Jr. and Bettye Binns	**"New Owner(s)"**	**105-16-0-C-051-00co**
107 Hickory Creek Circle		
Little Rock, AR 72212		

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

Park at Melrose Heights II, LLC, a Tennessee limited liability company

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

Garland Binns, Jr. and Bettye Binns, husband and wife

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. 414201, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, 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, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, 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 II, LLC, a Tennessee limited liability company by Quitclaim Deed dated October 26, 2015 from 440 Business Center Partners, a Tennessee general partnership, of record in Instrument No. 20151026-0108676, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to 440 Business Center Partners, a Tennessee general partnership by Executor's Deeds, dated April 24, 2008 from Carleen B. Waller and Dodson B. Waller, Co-Executors of the Estate of Raymond W. Waller, of record in Instrument No. 20080425-0042540 and Instrument No. 20080425-0042541, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to 440 Business Center Partners, a Tennessee general partnership by Quitclaim Deed dated April 24, 2008, from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20080425-0042542, Register's Office for Davidson County, Tennessee.

THE conveyance is made subject to the following: (1) The Plan as set out on Exhibit "D," Parts C1 and C2 on the Third Amendment to the Declaration of Covenants, Conditions, Restrictions and By-Laws, of record in Instrument No. 20160524-0051837, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (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 Declaration of Covenants, Conditions, Restrictions and By-Laws establishing a Horizontal Property Regime of Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570,amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231 and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee. (3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151120-0117818, Register's Office for Davidson County, Tennessee. (4) Charter of Park at Melrose Heights Condominium Association, Inc., of record in Instrument No. 20140820-0075537, 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 and Bill No. BL2008-255 closing Alley No. 1834. (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 of record 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) Subject to the lien for special assessments contain in Declaration Establishing 440 Business Center Land Condominium. (15) Taxes for 2016 County, a lien now due and payable, which have been prorated and paid by the Grantor herein.

This is improved property, known as **414 Rosedale Ave #201, 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, and their heirs and/or assigns of said GRANTEES, forever; and, the GRANTOR further covenants with the said GRANTEES that GRANTOR 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 does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR.

Witness its hand by its duly authorized officer this **17th day of November, 2016.**

Park at Melrose Heights II, LLC, a Tennessee limited liability company

By: _____
Carl A. Neuhoff, Jr. Vice President/Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr., Vice President/Secretary** 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 **Vice President/Secretary of Park at Melrose Heights II, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr. as Vice President/Secretary.**

Witness my hand, at office at Nashville, Tennessee, this **17th day of November, 2016.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17