G#28623-2 BOX #14

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160104185 DEEDWARRSP
Recvd: 11/28/16 10:24 2 pgs
Fees:13.00 Taxes:536.13
20161128-0124304

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$144,900.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2016.

Notary Public

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

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
John R. Lancaster and Benjamin K. Lancaster	**"New Owners"**	**105160C04800CO**
414 Rosedale Avenue #107		
Nashville, TN 37211		

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,

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

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

John R. Lancaster, a married man, as to a 99% undivided interest, and Benjamin K. Lancaster, an unmarried man, as to a 1% undivided interest, as tenants in common

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. 414107, 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 (value or consideration shown in aforementioned Deed $-0-), and having been 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 (value or consideration shown in aforementioned Deed $1,650,000.00), and in Instrument No. 20080425-0042541 (value or consideration shown in aforementioned Deed $-0-), 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, said Register's Office (value or consideration shown in aforementioned Deed $-0-).

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on 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;
2) The Premises herein conveyed 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, said Register's Office;
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, said Register's Office;
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, said Register's Office;
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 the current year which have been prorated and were paid by the Grantor herein for entire acreage and the subsequent years, not yet due and payable.

This is improved property, known as: **414 Rosedale Avenue #107, Nashville, TN 37211**.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 its hand by its duly authorized officer this 23rd day of November, 2016.

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

By: Carl A Neuhoff Jr
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.,** 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,** 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 **23rd** day of **November, 2016.**

My Commission Expires: March 10, 2019

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.