WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112854 DEEDWARR
Recvd: 12/22/16 09:43 2 pgs
Fees:13.00 Taxes:1258.00
20161222-0134612

G-VRES-16-2310-525-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Tanner C. Hirstine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tanner C Hirstine	new owner	
(NAME)	(NAME)	**105-14--C-41.00CO**
2310 Elliott Avenue #525		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILY HUNTER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TANNER C HIRSTINE, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 525, on the plan of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101 et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of in Instrument No. 20070604-0065994 and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for said County, 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 the Declaration of Covenants. Reference is hereby made to the Plan of the Park at Melrose Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Emily Hunter, a single woman, by Warranty Deed from Blake Allen Martin and Ivelisse Martin, husband and wife, recorded December 31, 2008 in Instrument No. 20081231-0123811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070604-0065994, as amended in Instrument No. 20070614-0071575 and Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee.
- Attorney's Certification of record in Instrument Number 20070822-0100253, in the Register's Office for Davidson County, Tennessee.
- Charter of The Park At Melrose Townhouse Corporation of record in Instrument Number 20070703-0079125 and Instrument No. 20070703-0079126, in the Register's Office for Davidson County, Tennessee.
- 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, in the Register's Office for Davidson County, Tennessee.
- Cable Television Easement and Maintenance Agreement of record in Instrument Number 20000418-0038819, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060623-0075219, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2310 Elliott Avenue #525, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF DECEMBER, 2016.

Emily Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY HUNTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212