THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170110373**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me, this 23rd day of January, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170007834 DEEDWARR
Recvd: 01/27/17 08:49 2 pgs
Fees:13.00 Taxes:536.50
20170127-0008819

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Robert Allan Beller Angela Celeste Beller 2197 Nolensville Pike #123 Nashville TN 37211	Send Tax Bills To: New Owner 116 Steiger Ct. Pickerington, OH 43146	Tax Information: Tax Parcel ID No. 105-16-0B-123.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Isaac N. Beller, single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Allan Beller and Angela Celeste Beller, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 123, Building No. B2, as specified on the Plat in the Declaration of Covenants, Conditions and 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 and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, including without limitation the B-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 Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Isaac N. Beller, single man by Warranty deed from Park at Melrose Heights, LLC, a Tennessee limited liability company of record in Instrument No. 20150625-0061076 Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on June 25, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Plat of record in Book 332, Page 90, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and By-Laws establishing a Horizontal Property Regime of Park at Melrose Heights, a Condominium Development, of record in Instrument Number 20140903-0080570 and as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Park at Melrose Heights Condominium Association, Inc. of record in Instrument Number 20140820-0075537, in the Register's Office for Davidson County, Tennessee.

Assignment of Declarant's Rights of record in Instrument Number 20151019-0106253, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Park at Melrose Heights, a Condominium Development, of record

under Instrument No. 20140903-0080570, as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee.

Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20131219-0128193, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4251, Page 953, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument No. 20081103-0108951, the Register's Office for Davidson County, Tennessee.

Application to Combine Parcels of record in Instrument Number 20080508-0047907, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20150126-0007090, 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 Appurtenance of record in Instrument Number 20081103-0108990, in the Register's Office for Davidson County, Tennessee.

Declaration Establishing 440 Business Center Land Condominium of record in Instrument Number 20111209-0096389, as amended in Instrument No. 20130904-0093227, in the Register's Office for Davidson County, Tennessee.

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.

Restrictions of record as Instrument Number 20150625-0061076 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is improved property located at 2197 Nolensville Pike #123 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of January, 2017.

Isaac N. Beller

STATE OF Ohio)
COUNTY OF Franklin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Isaac N. Beller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2017.

Notary Public
My Commission Expires: October 25th 2021

CHRISTIE J. DEUTSCHMAN
Notary Public, State of Ohio
My Comm. Expires Oct. 25, 2021
Recorded in Franklin County