Davidson County DEEDWARR
Recvd: 03/16/17 11:15 3 pgs
Fees:18.00 Taxes:1147.00
20170316-0025757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2017

Notary Public

MY COMMISSION EXPIRES: 9/7/20
(AFFIX SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MST 2017-0263

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David McDonald	Same As New Owner	105-14-0C-204.00-CO
(NAME)	(NAME)	
2310 Elliot Avenue, 204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Jim Kang, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David McDonald,** 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:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 204 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, 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 said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jim Kang, single man by Warranty deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No. 20100224-0014055 Register's Office for Davidson County, Tennessee, dated February 22, 2010 and recorded on February 24, 2010. (Value of consideration shown in aforementioned deed $189,300.00.) Being also known as 2310 Elliot Avenue, 204 Nashville, Tennessee 37204.

Michelle Kang, joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to 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 to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, 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 20070525-0062832 and By-Laws Shown in Exhibit C, Instrument No. 20070604-0065994 and By-Laws Shown in Exhibit B, Instrument No. 20070614-0071575 , Register's Office for Davidson County, Tennessee; Attorneys 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 20070703-0079126, in the Register's Office for Davidson County, Tennessee. Charter of The Park at Melrose Condominium owners Association, Inc. of record in Instrument Number 20070925-0114302 and shown in Exhibit B to the Master Deed recorded in Instrument No. 20070917-0110745, in the Register's Office for Davidson County, Tennessee. Memorandum of Lease by 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. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 2310 Elliot Avenue, 204, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 13th DAY OF March, 2017.

Jim Kang

Michelle Kang

STATE OF Tennessee
COUNTY OF Williamson

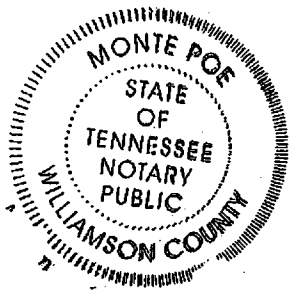
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim Kang and Michelle Kang, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes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

Witness my hand and official seal, this the 13th day of March, 2017.

Notary Public

My Commission Expires: 9/7/20

(SEAL



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

