THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** CRT File No. 170310983 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 3rd day of April, 2017. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans: T20170030691 DEEDWARR
Recvd: 04/12/17 09:00 2 pgs
Fees: 13.00 Taxes: 1258.00
20170412-0035545

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erica Grilletta 2310 ELLIOTT AVE #504 Nashville TN 37204-2130	New Owner	Tax Parcel ID No. 105140C01800CO

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, **Schmitz Family Holdings of Carlyle, LLC. an Illinois limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erica Grilletta** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

unmarried

Land in Davidson County, Tennessee, being Unit No. 504 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 The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants, of record in Instrument No. 20070614-0071575, 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 Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed by Warranty Deed from Lance Victor Wise and wife, Teresa Lee Wise to David A. Schmitz as recorded on the 21st day of February, 2012 in Instrument No. 20120221-0014857 and Quitclaim Deed from David A. Schmitz to Schmitz Family Holdings of Carlyle, LLC, an Illinois limited liability company as recorded on the 22nd day of February, 2012 in Instrument No. 20120222-0015174, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.D. ELLIOTT'S PLAN, as recorded in Plat Book 21, Page(s) 78.

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070525-0062832, 20070604-0065994, 20070614-0071575 and 20070822-0100253.

Charter of Homeowner's Association recorded at Instrument No. 20070703-0079126.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK AT MELROSE CONDOMINIUMS of record in Instrument No. 20070917-0110745; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082.

Easement for Cable Television and Maintenance, recorded in Instrument No. 20000418-0038819. Storm Water Detention Agreement, recorded at Instrument No. 20060623-0075219.

Memorandum of Lease, recorded in Book 10584, Page 149.

Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.

This is improved property located at 2310 ELLIOTT AVE #504 Nashville TN 37204-2130

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 3rd day of April, 2017.

Schmitz Family Holdings of Carlyle, LLC.

By: _____
David Schmitz, Sole Member

NATHAN OKORN
Notary Public
State of Colorado
Notary ID: 20024040009
My Commission Expires Dec. 28, 2018

STATE OF Colorado
COUNTY OF Douglas

Before me, the undersigned, of the State and County aforesaid, personally appeared David Schmitz 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 sole member (or other officer authorized to execute the instrument) of Schmitz Family Holdings of Carlyle, LLC, a Illinois Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Highlands Ranch, Colorado, this 31 day of March 2017

_____
Notary Public