This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170640TN

BILL GARRETT, Davidson County
Trans:T20170039865 DEEDWARR
Recvd: 05/10/17 11:16 2 pgs
Fees:13.00 Taxes:1209.90
20170510-0046446

NEW OWNER:
Mark Andrew Colgan
2310 Elliott Ave, Unit 822
Nashville, TN 37204

SEND TAX BILL TO:
New owner

MAP & PARCEL:
105-14-0C-822.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark T. Clarkin and wife, Victoria S. Wester Clarkin** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Mark Andrew Colgan, an unmarried man,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 822 of Park at Melrose Condominiums, a Condominium Development, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Mark T. Clarkin and wife, Victoria S. Clarkin by Warranty Deed from Julianna Mae Cato, Unmarried, dated 7/23/14 and recorded 7/25/14 in Instrument No. 20140725-0066296, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Mark T. Clarkin and wife, Victoria S. Wester Clarkin** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Mark T. Clarkin and wife, Victoria S. Wester Clarkin** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **2310 Elliott Ave, Unit 822, Nashville, TN 37204**.

Executed on this 5th day of May. 2017

Mark T. Clarkin

Victoria S. Wester Clarkin

Victoria S. Wester Clarkin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Mark T. Clarkin and wife, Victoria S. Wester Clarkin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 5th day of May, 2017.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $327[redacted].00.

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Dana Delworth

Affiant

Sworn to and subscribed to me, the undersigned, this 5th day of May, 2017.

Notary Public

KARA L. WALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-18-2018

My Commission Expires:_____