BILL GARRETT, Davidson County
Trans:T20170051970 DEEDWARR
Recvd: 06/19/17 10:05 2 pgs
Fees:13.00 Taxes:1110.00
20170619-0061044
G-BC-17-2310

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

PRISCILLA C. URBAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lindy 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)
Craig R. Schneck and Joy S. Schneck Sarah M. Schneck	Synovus Mortgage	
(NAME) **2310 Elliott Avenue #206**	(NAME) 2204 Lakeshore Dr #325	**105-14-0C-206.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Birmingham, AL 35209	
(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, **RICHARD A. WESLEY, JR., AND JULIE WESLEY, CO-TRUSTEES OF THE RICHARD AND JULIE WESLEY LIVING TRUST, U/A DATED OCTOBER 22, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRAIG R. SCHNECK AND JOY S. SCHNECK, HUSBAND AND WIFE AND SARAH M. SCHNECK, UNMARRIED,** 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:

Certain property in Davidson County, Tennessee, described as Unit No. 206 of The Park at Melrose Condominiums, a Horizontal Property Regime located in Nashville, Tennessee, together with Easements as shown in the Master Deed for The Park at Melrose Condominiums, of record in Instrument No. 20070917-0110745, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20070525-0062832, as amended in Instrument No. 20070604-0065994 and Instrument No. 20070614-0071575, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Park at Melrose, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20070525-0062832, as amended in Instrument No. 20070604-0065994 and Instrument No. 20070614-0071575, said Register's Office, and By-Laws appended to the Declaration of Covenants, Conditions and Restrictions and the Master Deed, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Richard A. Wesley, Jr. and Julie L. Wesley, as Co-Trustees of the Richard and Julie Wesley Living Trust, U/A dated October 22, 2009 by Warranty deed from Brooke A. Faaborg, unmarried of record in Instrument No. 20130603-0055708 Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 3, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- 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 200709170110745, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "E" to the aforementioned Master Deed in Instrument 200709170110745, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 200709250114302, 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 200705250062832 (Park at Melrose), 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 200706040065994, supplemented in Instrument 200706140071575 (Park at Melrose Townhomes), Register's Office for Davidson County, Tennessee.

- Memorandum of Lease to Web Service Co. in Book 10584, page 149, Register's Office for Davidson County, Tennessee.
- Cable Television Easement and Maintenance Agreement in Instrument 200004180038819, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200606230075219, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument 200606230075251, 200608090098054 and Instrument 200608090098082, 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 #206 , 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 13 DAY OF JUNE, 2017.

The Richard and Julie Wesley Living Trust, U/A dated October 22, 2009

BY: Richard A. Wesley, Jr, Co-Trustee
Richard A. Wesley
Co-Trustee

BY: Julie L. Wesley, Co-Trustee
Julie L. Wesley
Co-Trustee

STATE OF Missouri
COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD A. WESLEY, CO-TRUSTEE of THE RICHARD AND JULIE WESLEY LIVING TRUST, U/A DATED OCTOBER 22, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13 of June, 2017.

Notary Public
My Commission Expires: 6/9/2020
(SEAL)

SANDRA LACY CHAPIN
Notary Public-Notary Seal
State of Missouri, Boone County
Commission Number 16193472
My Commission Expires Jun 9, 2020

STATE OF Missouri
COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE L. WESLEY, CO-TRUSTEE of THE RICHARD AND JULIE WESLEY LIVING TRUST, U/A DATED OCTOBER 22, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13 of June, 2017.

Notary Public
My Commission Expires: 6/9/2020
(SEAL)

SANDRA LACY CHAPIN
Notary Public-Notary Seal
State of Missouri, Boone County
Commission Number 16193472
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212