| Davidson County | DEEDWARR |
|---|---|
| Recvd: 06/27/17 12:03 | 3 pgs |
| Fees:18.00 Taxes:2793.50 | |
| **20170627-0064637** | |

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $755,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2017.

Notary Public

My commission expires: 5/19/20

(Notary Stamp) Rebecca A. Dohoda Rutherford County Notary Public State of Tennessee

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Joshua May and Katherine Greenebaum** | **New Owner** | **104-02-4C-044.00-CO** |
| **110 31st Ave N #606** | | |
| **Nashville, TN 37203** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Melville M. Barnes, Jr., unmarried**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Joshua May and Katherine Greenebaum, married**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 606 of The West End, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is et out in Section 66-27-101, of the Tennessee Code Annotated under the Master Deed establishing The West End of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974 in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof and the By-Laws of the administration thereof, and all easements, rights and interests established over, 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 units being depicted on Exhibit "B" to said Master Deed, together with a percentage interest in common elements and voting percentage as set forth in Exhibit "D" to said Master Deed. Together with Parking Space Numbers 121 and 122 and Storage Space P1-7 which are assigned as limited

Common Elements appurtenant to the above described unit, as set forth and defined in Master Deed.

BEING the same property conveyed to Melville M. Barnes, Jr. by Warranty Deed from Fred J. Duke, Jr. and Latresa G. Duke, husband and wife of record as Instrument No. 20121008-0091941 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 110 31st Ave N #606, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2. Matters, if any, shown on the Plan of record in Plat Book 57, Page 46, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of June, 2017.

Melville M. Barnes, Jr.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Melville M. Barnes, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 15th day of June, 2017.

Notary Public
My Commission Expires: 6-4-20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 817102

## True Copy Certification

I, Mitchell A. Watts, 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 Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts 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: 5-27-19
Notary' Seal (if on paper)

