THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612376** BILL GARRETT, Davidson County Trans:T20170066261 DEEDWARR Recvd: 08/02/17 09:44 2 pgs Fees:13.00 Taxes:1369.00 20170802-0078426	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-11-2017

WARRANTY DEED

Address New Owner: Mark T. Clarkin and Victoria S. Clarkin 2310 KNOWLES AVE Nashville TN 37204-2126	Send Tax Bills To: New Owner 9 Angel Trace Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 105140C05800CO

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, **Timothy A. Roberto, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark T. Clarkin and Victoria S. Clarkin, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2310 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 to Timothy A. Roberto, an unmarried man by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, recorded on the 14th day of August, 2007 in Instrument No. 20070814-0097241, 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.

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. 20070703-0079125.

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.

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 KNOWLES AVE Nashville, TN 37204-2126.

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 1st day of August, 2017.

Timothy A. Roberto

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy A. Roberto, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2017.

Notary Public

My Commission Expires: 8-31-19

JAMIE N. LAMPIEN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 8-31-2019
KNOX COUNTY