# WARRANTY DEED

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$358,900.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 11 day of August 2017.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Trace Dillman, Trustee | New Owner | 105-14-0C-039.00CO |
| 8021 Loomis Dr<br>New Albany, OH 43054 | | |

Davidson County DEEDWARR
Recvd: 08/11/17 09:49 3 pgs
Fees:18.00 Taxes:1327.93
**20170811-0082332**

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Victoria A. Schusterman an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Trace Dillman, Trustee of the Trace Dillman Trust Agreement**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, Being Unit No. 521 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 Number 20070604-0065994, and First Supplementary Declaration of Covenants, of record in Instrument Number 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 Number 20070604-0065994, for a more complete identification and description of said unit.**

**Being the same property conveyed to Victoria A. Schusterman an unmarried woman from Emily Edwards NKA Emily Moore, a married woman by Warranty Deed on March 26, 2015, of record in Instrument Number 20150327-0026734, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan as set out on Exhibit "C" to the Master Deed of record in Instrument No. 20070604-0065994 Register's Office for said County; Subject to all matters on Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants Conditions, and Restrictions of record in Instrument No. 20070525-0062832, Instrument No. 20070604-0065994, and Instrument No. 20070614-0071575, Register's Office for said County; Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee. (See wording on Item No. 9 of policy)
- Charter of Park at Melrose Condominiums Homeowner's Association, Inc.,of record in Instrument No. 20070703-0079126, and Instrument No. 20070925-0114302, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054, and Instrument No. 20060809-0098082, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for said County; Memorandum of Lease to Web Service Company, Inc., of record in Book 10584, Page 149, Register's Office for said County; Cable Television and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **2310 Elliott Avenue Apt #521, Nashville, TN 37204**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this August 4, 2017.

Victoria A Schusterman by
Ansley Goodheart as Attorney in Fact

**Victoria A. Schusterman by Ansley Goodheart**
**as Attorney in Fact**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Ansley Goodheart, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Victoria A. Schusterman, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Victoria A. Schusterman, the bargainor(s), by the said Ansley Goodheart, as Attorney-in-Fact.

WITNESS my hand and seal, this 4th day of August, 2017.

NOTARY PUBLIC My Commission Expires: 11-8-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021