Davidson County	DEEDWARR
Recvd: 08/28/17 10:07	3 pgs
Fees:18.00 Taxes:1143.30	
20170828-0087920	

WARRANTY DEED

28790

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 25th DAY OF AUGUST, 2017.

(Affix Seal) Notary Public

My Commission Expires: 3-25-18

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melanie D. Heitzman and Angela L. Faulkner	New Owner	Map/Parcel
3055 West Gallaher Ferry Road		105 14 0C 121.00
Knoxville, TN 37932		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACQUELINE JOYCE WILLIAMS, an unmarried woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto MELANIE D. HEITZMAN as to a 75% interest AND ANGELA L. FAULKNER, as to a 25% interest, as tenants in common, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 805 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, 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 Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070918-0110745, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Jacqueline Joyce Williams, an unmarried woman, by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20080313-0025209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County and City of taxes for the year 2017 are a lien against said property, but are not yet due and payable. Map 105 14 0C 121.00
2. All matters appearing on the Plan of C.D. Elliott's plan Subdivision, of record in Plat Book 21, page 78, Register's Office for Davidson County, Tennessee.
3. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws, establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for The Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee.
5. Charter of Melrose Park Master Corporation, of record in Instrument No. 20070703-0079125, Register's Office for Davidson County, Tennessee.

6. Memorandum of Lease to Web Service Company, Inc., of record in Book 10584, page 149, Register's Office for Davidson County, Tennessee.
7. Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee.
10. Charter of The Park at Melrose Condominium Owners, Inc., of record in Instrument No. 20070925-0114302, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2310 Elliott Avenue, Apt. 121, 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 GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 25th day of August, 2017:

Jacqueline Joyce Williams by Karen Carter, her Attorney in Fact

Jacqueline Joyce Williams by Karen Carter, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, personally appeared Karen Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jacqueline Joyce Williams, and who acknowledged that she executed the same as the free act and deed of Jacqueline Joyce Williams.

Witness my hand, at office, this 25th day of August, 2017.

Laurie Mathis Harris

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3-25-18

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

