WARRANTY DEED

Bill Garrett Davidson County
Batch# 28745 DEEDWARR
11/21/2017 11:33:58 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171121-0119527

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$295,000.00.**

Affiant

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

Notary Public
My Commission expires: 6/19/18
(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:
Michael Joseph Feldman	new owner	105140C61200CO
2310 Elliott Avenue #612		
Nashville, TN 37204	,	

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, **Emily Beth Vann, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Joseph Feldman**, unmarried, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 612 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 Number 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitations 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 Number 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Emily Beth Vann, an unmarried woman from Hillview Village Partnership, a Tennessee general partnership by Warranty Deed on September 28, 2007, of record in Instrument Number 20071003-0117703, 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 2018 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 #612, 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 November 15, 2017.

Emily Beth Vann

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emily Beth Vann** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 15, 2017

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.