WARRANTY DEED

Bill Garrett Davidson County
Batch# 33289 DEEDWARR
12/05/2017 11:02:46 AM 2 pgs
Fees: $13.00 Taxes: $513.19

20171205-0123889

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$137,000.00~~ 130,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/27/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY KRISTI McCOY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcus A. Hamilton Jr.	Marcus A. Hamilton, Jr.	
(NAME)	(NAME)	
2197 Nolensville	2197 Nolensville Pike	105-16-0-B-103.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Duston John Ward, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marcus A. Hamilton Jr., an unmarried man, as his sole and seperate property.**, hereinafter called the GRANTEE(S), assigns, a 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. 103, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of PARK AT MELROSE HEIGHTS, A CONDOMINIUM DEVELOPMENT, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, as amended of record in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231 and Instrument No. 20160524-0051837, 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, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, as amended of record in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231 and Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Duston John Ward, single man by Warranty Deed dated 11/14/2014 from Park at Melrose Heights, LLC, a Tennessee limited liability company of record in Instrument 20141117-0105567, Register's Office for Davidson County, Tennessee.

All matters as set forth per the boundary plat of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee. Declaration of record in Instrument 20111209-0096389, as amended of record in Instrument 20130904-0093227, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140903-0080570, as amended of record in Instrument 20150211-0012545, Instrument 20150223-0015231 and Instrument 20160524-0051837, Register's Office for Davidson County,

Tennessee. Assignment of Declarant's Rights of record in Instrument 20151019-0106253, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4251, Page 953, Register's Office for Davidson County, Tennessee. Easements retained by Metro Government in Ordinance No. 087-22, Metro Clerk's Office, for closing of Alley No. 1833 east of Canady Avenue. Approval to Combine Parcels of record in Instrument 20080508-0047907, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 20081103-0108951, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Instrument 20081103-0108990, Register's Office for Davidson County, Tennessee. Grant of Utility Line Easement of record in Instrument 20131219-0128193, said Register's Office. Grant of Easement of record in Instrument 20150126-0007090, Register's Office for Davidson County, Tennessee. Charter of the Homeowners Association of record in Instrument 20140820-0075537, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2197 Nolensville, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my hand this 29th day of November, 2017.

Duston John Ward

Duston John Ward

State of Tennessee
County of Wilson

Personally appeared before me Duston John Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of November, 2017.

Notary Public

My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122