THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171214485

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2018.

Notary Public

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 57523 DEEDWARR
02/12/2018 08:50:08 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20180212-0013562

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean L. Staples 2310 Elliot Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105-14-0C-028.00-CO

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, **Reed S. McNamara, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean L Staples, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tractor parcel of land in Davidson County, Tennessee, more particularly describedas follows:

Land in Davidson County, Tennessee, being Unit No. 524 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 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 Reed S. McNamara, an unmarried man by Warranty Deed from Leslie Melcher formerly known as Leslie J. Emery, unmarried of record in Instrument No. 20150817-0082478, Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 17, 2015.

Sarah McNamara joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Instrument Number 20070703-0079126, in the Register's Office for Davidson County, Tennessee.

Attorney's Certificate of record in Instrument Number 20070822-0100253, in the Register's Office for Davidson County, Tennessee.

Charter for HOA in Instrument 20070925-0114302, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070525-0062832 (Park at Melrose), Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070604-0065994 , supplemented in Instrument 20070614-0071575 (Park at Melrose Townhomes), Register's Office for Davidson County, Tennessee.

Memorandum of Lease to Web Service Co. in Book 10584, page 149, Register's Office for Davidson County, Tennessee.

Cable Television Easement and Maintenance Agreement in Instrument 20000418-0038819, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument 20060623-0075219, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument 20060623-0075251, 20060809-0098054 and Instrument 20060809-0098082, Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Instrument Number 20070703-0079126, in the Register's Office for Davidson County, Tennessee.

Attorney's Certificate of record in Instrument Number 20070822-0100253, in the Register's Office for Davidson County, Tennessee.

Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.

Restrictions of record as Instrument Number 20150817-0082478 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2310 Elliot Avenue Nashville TN 37204

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 7th day of February, 2018.

Reed S. McNamara
by [signature], Attorney in Fact
Reed S. McNamara
By: Will Chapman, His Attorney in Fact

Sarah McNamara
by [signature], Attorney in Fact
Sarah McNamara
By: Will Chapman, Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Reed S. McNamara and Sarah McNamara, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of February, 2018.

[signature]

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY