WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

B-VRES-18-2310

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 64751 **DEEDWARR**
03/02/2018 02:41:33 PM 2 pgs
Fees: $13.00 Taxes: $1,098.90
20180302-0020012

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Anna Forman	7th BANK	
(NAME)	(NAME)	**105-14-C-830.00CO**
2310 Elliott Avenue #830	10 CADILLAC DR, STE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	BRENTWOOD, TN 37027	
(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 consideration, the receipt of which is hereby acknowledged, **JULIE MCNEIL BRINK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA FORMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 830 of The Park at Melrose Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Julie McNeil Brink (formerly known as Julie D. McNeil), a married woman, by Quitclaim Deed from Stephen L. McNeil, a married man, recorded January 29, 2018 in Instrument No. 20180129-0008851 and further being the same property conveyed to Julie D. McNeil, a single person, and Stephen L. McNeil, a married man, as tenants in common, by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, recorded July 21, 2009 in Instrument No. 20090721-0068118, Register's Office for Davidson County, Tennessee.

Adam Berrange Brink joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.
- 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.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070604-0065994, as amended in Instrument No. 20070614-0071575 and Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee.
- Attorney's Certification of record in Instrument Number 20070822-0100253, in the Register's Office for Davidson County, Tennessee.

- Charter of The Park At Melrose Townhouse Corporation of record in Instrument Number 20070703-0079125 and Instrument No. 20070703-0079126, in the Register's Office for Davidson County, Tennessee.
- Charter of The Park at Melrose Condominium Owners Association, Inc. of record in Instrument Number 20070925-0114302, and shown in Exhibit B to the Master Deed of record in Instrument No. 20070917-0110745, in the Register's Office for Davidson County, Tennessee.
- By-Laws of The Park at Melrose Condominiums Owners Association, Inc. shown in Exhibit "C" of the Master Deed of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease by and between Sherwood Terrace, Inc. d/b/a The Park at Melrose (Lessor) and Web Service Company, Inc. (Lessee) of record in Book 10584, Page 149, in the Register's Office for Davidson County, Tennessee.
- Cable Television Easement and Maintenance Agreement of record in Instrument Number 20000418-0038819, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060623-0075219, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2310 Elliott Avenue #830, 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 GRANTEE(S), their heirs and 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), 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 my/our hand(s) this the 1st DAY OF MARCH, 2018.

Julie McNeil Brink by John Gleaves,
Attorney in Fact

Adam Berrange Brink by John Gleaves,
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, John Gleaves, 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 JULIE MCNEIL BRINK, and who acknowledged he/she/they executed the same as the free act and deed of the said JULIE MCNEIL BRINK.

Witness my hand and official seal, this the 1st of March, 2018.

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 ADAM BERRANGE BRINK, and who acknowledged he/she/they executed the same as the free act and deed of the said ADAM BERRANGE BRINK.

Witness my hand and official seal, this the 1st of March, 2018.

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212