BOX 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 68798 DEEDWARR
03/13/2018 02:50:35 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20180313-0023817

W & I Ref: (DM) Title No.: 59458
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Diaz Diana Diaz 713 Bradford Ave. Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 105140N03200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$515,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura Garner, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Diaz and Diana Diaz, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 32 on the Plan of Melpark Townhomes of record in Instrument No. 20150827-0087032 and further shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes of record in Instrument No. 20151222-0128613, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura Garner, an unmarried woman by Special Warranty deed from Melpark Partners, LLC, a Tennessee Limited Liability Company, dated August 25, 2016 and recorded on August 30, 2016 of record in Instrument No. 20160830-0091062, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20150827-0087032 and further shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes of record in Instrument No. 20151222-0128613, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151222-0128613 amended in Instrument No. 20160106-0001307, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
Charter of Melpark Townhouse Corporation of record in Instrument No. 20151222-0128610, said Register's Office.
Easement for public utilities and drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20150506-0041486, said Register's Office.
Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20160301-0019395, said Register's Office.

This is improved property, known as 713 Bradford Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of March, 2018.

Laura Garner

State of Tennessee

County of Davidson

On this 9th day of March, 2018, before me the undersigned authority, personally appeared Laura Garner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $515,000.00.

Affiant

Sworn and subscribed before me this 9th day of March, 2018.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018