THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180214929**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 26th day of March, 2018. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 73474 DEEDWARR
03/26/2018 02:40:21 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20180326-0028253

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 14, 2018

WARRANTY DEED

Address New Owner: Peter C. Kolky and Russell J. Platt 819 Melpark Court Nashville TN 37204	Send Tax Bills To: Success Mortgage 1200 South Sheldon Road Suite 150 Plymouth, MI 48170	Tax Information: Tax Parcel ID No. 105-14-0N-026.00 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, **Mark Schallenberger, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter C. Kolkay and spouse, Russell J. Platt**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 26, on the Horizontal Property Regime for Melpark Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151222-0128613, amended in Instrument No. 20160106-0001307, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to MARK SCHALLENBERGER, by deed from MELPARK PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160822-0087833, dated August 19, 2016, said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 105-14-0N-026.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151222-0128613 amended in Instrument No. 20160106-0001307, said Register's Office.

Easements, assessments and special assessments as contained in Declaration of record in Instrument No. 20151222-0128613, said Register's Office.

Dedication of Easement for Public Utilities and Drainage 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 located at 819 Melpark Court 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 26th day of March, 2018.

Mark Schallenberger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Schallenberger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018