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

CRT File No. 180315499

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $469,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2018.

Notary Public
My Commission Expires: March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC

Bill Garrett Davidson County
Batch# 83048 DEEDWARR
04/20/2018 09:58:25 AM 2 pgs
Fees: $13.00 Taxes: $1,735.30

20180420-0037313

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alison Vehorn and Geoff Sprung 811 Melpark Court Nashville TN 37204	New Owner	Tax Parcel ID No. 105-14-0N-017.00 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, **Danya Kennedy and Brian Kennedy, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Catherine Moore, Trustee for 811 Melpark Court Nominee Trust Agreement, dated April 5, 2018**, ("Grantee"), her 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. 17, 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 DANYA KENNEDY and BRIAN KENNEDY, wife and husband, by deed from MELPARK PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20161013-0108575, dated October 11, 2016, said Register's Office.

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-017.00 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 811 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 17th day of April, 2018.

Danya Kennedy Brian Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 17th day of April, 2018.

Notary Public

My Commission Expires: _____

DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018