Bill Garrett Davidson County
Batch# 84131 DEEDWARR
04/24/2018 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $640.10
20180424-0038326

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$173,000.00.**

Affiant

Subscribed and sworn to before me, this **the 23rd** day of **April, 2018.**

Notary Public

My commission expires:

(AFFIX SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Oscar Buenrostro	New Owner	**105-16-0-C-045.00co**
414 Rosedale #109		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

926 Gallatin Partners, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oscar Buenrostro, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414109, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231, Instrument No. 20160524-0051837, and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set fourth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

BEING all the same property conveyed to 926 Gallatin Partners, a Tennessee general partnership, by Deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company, dated December 28, 2016, of record in Instrument No. 20161229-0136798, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "D," Parts C1 and C2 on the Third Amendment to the Declaration of Covenants, Conditions, Restrictions and By-Laws, of record in Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee;

2) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of Covenants, Conditions, Restrictions and By-Laws establishing a Horizontal Property Regime of Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570,amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231 and Instrument No. 20160524-0051837 and Assignment of Declarant's Rights of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee;

3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151120-0117818, Register's Office for Davidson County, Tennessee;

4) Charter of Park at Melrose Heights Condominium Association, Inc., of record in Instrument No. 20140820-0075537, Register's Office for Davidson County, Tennessee;

5) Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as of record in Instrument No. 20131219-0128193, Register's Office for Davidson County, Tennessee;

6) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150126-0007090, and in Instrument No. 20180309-0022562, Register's Office for Davidson County, Tennessee;

7) Matters shown on Plan of record in Book 332, Page 90, Register's Office for Davidson County, Tennessee;

8) Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4251, Page 953, Register's Office for Davidson County, Tennessee;

9) Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's Office, closing Alley No. 1833 East of Canady Avenue and Bill No. BL2008-255 closing Alley No. 1834;

10) Application to Combine Parcels, of record in Instrument No. 20080508-0047907, Register's Office for Davidson County, Tennessee;

11) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance, of record in Instrument No. 20081103-0108990, Register's Office for Davidson County, Tennessee;

12) Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081103-0108951, Register's Office for Davidson County, Tennessee;

13) All matters set forth in the Declaration Establishing 440 Business Center Land Condominium, of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars as if copies verbatim;

14) All matters shown on the plan of record as Exhibit "D" of the Declaration of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee;

15) Rights of others in and to the common areas/elements;

16) Subject to the lien for special assessments contain in Declaration Establishing 440 Business Center Land Condominium;

17) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **414 Rosedale Avenue #109 Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this **23rd day** of **April, 2018**.

926 Gallatin Partners, a Tennessee general partnership

By: _____ 4/23/18
Kristin Hostettler Laine, general partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kristin Hostettler Laine, general partner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the General Partner of **926 Gallatin Partners, a Tennessee general partnership**, the within named bargainor, a Tennessee general partnership, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **general partnership** by the said **Kristin Hostettler Laine** as **general partner**.

Witness my hand, at office in Nashville, Tennessee, this **23rd** day of **April, 2018.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 1/17/21

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019