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

CRT File No. 180315495

Bill Garrett Davidson County
Batch# 86195 **DEEDWARR**
04/30/2018 10:52:11 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180430-0040328

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2018.

Notary Public
My Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm. Exp. 12/15/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph W. Slattery III 2197 Nolensville Pike #228 Nashville TN 37211	new owner	Tax Parcel ID No. 105-16-0B-228.00CO

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, **Zackary W. Blair, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph W. Slattery III, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 228, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, 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 and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570 and as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment to the Declarations of record under Instrument No. 20150211-0012545 and further amended in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Zackary W. Blair by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, recorded on the 5th day of June, 2015 in Instrument No. 20150605-0052921, in the Register's Office of Davidson County, Tennessee.

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.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN H. CANADAY'S SUBDIVISION OF WEST LAWN, as recorded in Plat Book 332, Page(s) 90.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903-0080570 Amended at Instrument Nos. 20150211-0012545; 20150223-0015231; Assignment of Declarant's Rights recorded at Instrument No. 20151019-0106253; Amended at Instrument No. 20160524-0051837; Declaration establishing 440 Business Center Land Condominium recorded at Instrument No. 20111209-0096389 and Amended at Instrument No. 20130904-0093227.

Terms and provisions of the Articles of Incorporation of Park at Melrose Heights II, LLC, recorded in Instrument No. 20151019-0106252.

Charter of Park at Melrose Heights Condominium Association Inc recorded at Instrument No. 20140820-0075537.

Easement for Sanitary Sewers/Storm Drainage, recorded in Book 4251, Page 953. Easement for Grant to Comcast of Nashville I, LLC, recorded in Instrument Nos. 20150126-0007090 and 20180309-0022562.

Easement for Utility Line, recorded in Instrument No. 20131219-0128193.

Agreement for Dedication of Easement for Sanitary Sewers/Storm Drainage/Water Mains, Pumps Appurtenance as set forth in instrument recorded in Instrument No. 20081103-0108990.

Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087/22, in the Metro Clerk's Office, closing Ally No. 1833 East of Canady Avenue.

Application to combine parcels recorded at Instrument No. 20080508-0047907. Inspection Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081103-0108951.

This is improved property located at 2197 Nolensville Pike #228 Nashville TN 37211

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 24th day of April, 2018.

Zackary W. Blair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24th day of April, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

M[illegible] [illegible]