Bill Garrett Davidson County
Batch# 103263 DEEDWARR
06/12/2018 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $675.25
20180612-0056169

STATE OF ~~GEORGIA~~ TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2019

(AFFIX SEAL)

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAILYN WEISS	New Owner	**105-16-0B-227.00-CO**
(NAME) **2197 NOLENSVILLE PIKE, APT. 227**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DOUGLAS R. PACKARD, JR., AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAILYN WEISS,** unmarried, HEREINAFTER CALLED THE GRANTEE, HER 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. 227, 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 in Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 201502223-0015231, 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 of the Declarations of record under Instrument No. 20150211-0012545 and Second Amendment 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 Douglas R. Packard, Jr., unmarried man, from Park at Melrose Heights, LLC, a Tennessee Limited Liability Company, by deed dated June 12, 2015, of record in Instrument No. 20150615-0056748, said Register's Office.

This conveyance is subject to Matters as set forth in the Plan of Park at Melrose Heights, a Condominium Development, on Exhibit "D" to the First Amendment in Instrument No. 20150223-0015231; Charter of record in Instrument No. 20140820-0075537; Declaration of Covenants, Conditions, and Restrictions of record in Book 332, Page 90, Book 4251, Page 953, Instrument No. 20081103-0108990, Instrument No. 20111209-00967389, Instrument No. 20130904-0093227, Instrument No. 20131219-0128193, Instrument No. 20140903-0080570, Instrument No. 20150126-0007090, Instrument No. 20150211-0012545, and Instrument No. 20150223-0015231, said Register's Office.; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **2197 NOLENSVILLE PIKE, APT. 227, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 31st day of May, 2018.

DOUGLAS R. PACKARD, JR.

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas R. Packard, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of May, 2018.

My commission expires: May 15, 2022

Notary Public

INDIA LYNN NOTARY PUBLIC Exp. May 15, 2022 COBB COUNTY, GA

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

