WARRANTY DEED

Bill Garrett Davidson County
Batch# 116065 DEEDWARR
07/13/2018 10:48:58 AM 2 pgs
Fees: $13.00 Taxes: $6,845.00

20180713-0068092

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF July, 2018.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Melkus and Barbara Lynn Melkus	SAME	
(NAME)	(NAME)	
3821 West End Avenue, Unit 301		104-09-0R-301.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES R. BAIO AND PATRICIA E. BAIO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH MELKUS AND BARBARA LYNN MELKUS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 301 as described in Exhibit " B" to the Master Deed of The Southgate Condominiums, of record in Instrument No. 20060307-0026322, as amended in Instrument No. 20070606-0068095, Instrument No. 20080616-0061599, Instrument No. 20131015-0107794, Instrument No. 20131015-0107796, Instrument No. 20160217-0015153, Instrument No.20160219-0016049, Instrument No. 20170421-0039440 and Instrument No. 20170421-0039442, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Baio and Patricia E. Baio, husband and wife, by Warranty Deed from Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, and Beverly A. Feagin, Trustee of the Beverly A. Feagin Revocable Trust, of record in Instrument No. 20140203-0009504, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3821 West End Avenue, Unit 301, Nashville, TN 37205
(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, unless otherwise herein set out; 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 11th day of July, 2018

James R. Baio by Kevin D. Montgomery, Attorney in Fact

JAMES R. BAIO

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Patricia E. Baio by Kevin D. Montgomery, Attorney in Fact

PATRICIA E. BAIO

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of July, 2018, 2018, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of James R. Baio and Patricia E. Baio and acknowledged that he executed the same as the free act and deed of James R. Baio and Patricia E. Baio.

Witness my hand and official seal this 11th day of July, 2018.

Commission expires:

Kathy Snider

Notary Public

