Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Bill Garrett Davidson County
Batch# 124816 DEEDWARR
08/06/2018 11:03:04 AM 2 pgs
Fees: $13.00 Taxes: $1,276.13

20180806-0076931

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $344,900.00

Cyrenia Wardwell
Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public

My commission expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stacy L. Robinson	**New Owner**	**105-14-0-C-616.00CO**
209 N. Esplanade		
Alpharetta, GA 30009		

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,

Jessica H. Wardwell, an unmarried woman, and Cyrenia B. Wardwell, an unmarried woman

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

Stacy L. Robinson, married

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. 616 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jessica H. Wardwell, an unmarried woman and Jonathan O. Wardwell and Cyrenia B. Wardwell, husband and wife, by Warranty Deed, from Hillview Village Partnership, a Tennessee general partnership, dated August 7, 2009, of record in Instrument No. 20090810-0074827, Register's Office for Davidson County, Tennessee. Jonathan O. Wardwell having since died and title is now vested solely in Jessica H. Wardwell and Cyrenia B. Wardwell.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20070525-0062832, amended in Instrument No. 20070604-0065994, 20070614-0071575, and Instrument No. 20070822-0100253, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20070917-0110745, Register's Office for DAVIDSON County, Tennessee.
All matters of record of record in Plat Book 21, Page 78, Register's Office for DAVIDSON County, Tennessee.

Charter for HOA of record in Instrument No. 20070925-0114302, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for DAVIDSON County, Tennessee.
Easement for Cable Telephone Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for DAVIDSON County, Tennessee.
Lease to Web Service Co. of record in Book 10584, Page 149, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement of record in Instrument No. 20060809-0098054, Instrument No. 20060809-0098082, and Instrument No. 20060623-0075251, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2310 Elliott Avenue, Apt 616, Nashville, TN 37204.

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 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/our hand(s) this 31st day of July, 2018.

Jessica H. Wardwell

Cyrenia B. Wardwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jessica H. Wardwell, an unmarried woman, and Cyrenia B. Wardwell, an unmarried woman, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **180401JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027