Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MVRES-18-280-213

Bill Garrett Davidson County
Batch# 126170 DEEDWARR
08/07/2018 02:59:18 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180807-0077723

WARRANTY DEED

THIS INSTRUMENT PREPARED BY ~~/RETURN TO:~~
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9533

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Aaron Fung	new owner	
2310 Elliot Ave, Apt 213	621 Greenwich St.	105140C21300CO
Nashville, TN 37204	San Francisco, CA 94133	

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 ACKNOWLEDGE, WE,

PATRICK A. FOSTER AND KELLY FOSTER, TRUSTEES OF THE FOSTER REVOCABLE TRUST, DATED DECEMBER 16, 2013, AND ANY AMENDMENTS THERETO

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

AARON L. FUNG

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. 213 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, said Register's Office, 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, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Patrick A. Foster and Kelly Foster, Trustees of the Foster Revocable Trust, dated December 16, 2013, and any amendments thereto by Warranty Deed from Michael Steven Bubis, an unmarried man, recorded on the 26th day of May, 2015 in Instrument No. 20150526-0048241, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PARK AT MELROSE CONDOMINIUMS, as set out on Exhibit "E" to the Master Deed recorded in Instrument No. 20070917-0110745, in the Registers Office of Davidson County, Tennessee,
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070525-0062832, 20070604-0065994 and 20070614-0071575, in the Registers Office of Davidson County, Tennessee,
5. Charter of Melrose Park Master Corporation recorded at Instrument Nos. 20070703-0079125 and 20070925-0114302, in the Registers Office of Davidson County, Tennessee.
6. Attorney's Certificate recorded at Instrument No. 20070822-0100253.
7. Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.
8. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK AT MELROSE CONDOMINIUMS of record in Instrument No. 20070917-0110745, in the Registers Office of Davidson County, Tennessee; also subject to easements, rights and interests 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.
9. Easement for Cable Television Easement and Maintenance Agreement, recorded in Instrument No. 20000418-0038819, in the Registers Office of Davidson County, Tennessee.
10. Easement for Storm Water Detention Agreement, recorded in Instrument No. 20060623-0075219, in the Registers Office of Davidson County, Tennessee.
11. Subject to lien for special assessments as contained in the restrictions.
12. Subject to rights of others in and to the common areas and elements.
13. Memorandum of Lease to Web Service Company, Inc., recorded in Book 10584, Page 149, in the Registers Office of Davidson County, Tennessee.
14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances as set forth in Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082, in the Registers Office of Davidson County, Tennessee.
15. Subject to all matters on Plat recorded in Plat Book 21, Page 78, in the Registers Office of Davidson County, Tennessee.

This is improved property known as 2310 Elliot Ave, Apt 213, 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 in 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 our hand on the 20th day of July, 2018.

Patrick A. Foster and Kelly Foster, Trustees of the Foster Revocable Trust, dated December 16, 2013, and any amendments thereto

Patrick A. Foster, Trustee

Kelly Foster, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Patrick A. Foster and Kelly Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustees of The Foster Revocable Trust, dated December 16, 2013, the within named barganor, a trust, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20tth day of July, 2018.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF JULY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020