THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180717186

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,500.00.

Brett Francovich
Affiant

Subscribed and sworn to before me, this 20th day of August, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Bill Garrett Davidson County
Batch# 131803 DEEDWARR
08/21/2018 03:40:44 PM 2 pgs
Fees: $13.00 Taxes: $649.35

20180821-0083003

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brett Francovich 410 Rosedale Ave #201 Nashville TN 37211	New Owner	Tax Parcel ID No. 105-16-0C-014.00-CO

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, **Leah Elizabeth Todd, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brett Francovich, an unmarried man** ("Grantee"), his 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. 410201, Building No. C-1, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, 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, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 201502110012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 201510190106253, 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 Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declaration, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Leah Elizabeth Todd, a single woman by Special Warranty deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company of record in Instrument No. 20161219-0132805 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 19, 2016.

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, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Exhibit "D" of the Declaration of Covenants, Conditions and Restrictions of Park at Melrose Heights, A Condominium Development of record in Instrument Number 20160524-0051837, Register's Office of Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Exhibit "D" of the Declaration Establishing 440 Business Center Land Condominium of record in Instrument Number 20111209-0096389 as amended in Instrument No. 20130904-0093227, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140903-0080570 as Amended in Instrument Nos. 20150211-0012545,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

20150223-0015231 and 20160524-0051837, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20111209-0096389, amended in Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of record in Instrument Number 20151019-0106252, in the Register's Office for Davidson County, Tennessee.

Ordinance amending the official street and alley acceptance and maintenance map for the Metropolitan Government of Nashville and Davidson County, Tennessee for Alley Closures of record Bill No. 087-22 and BL 2008-255 for the closing of Alley 1833 and a portion of Alley 1834.

Agreement for Dedication of Easement for Sanitary Sewers and/or storm Drainage of record in Book 4251, Page 953, in the Register's Office for Davidson County, Tennessee.

Property Modifications to Combine Parcels of record in Instrument Number 20080508-0047907, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20081103-0108951, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20081103-0108990 and 20151120-0117818, in the Register's Office for Davidson County, Tennessee.

Grant of Utility Easement of record in Instrument Number 20131219-0128193, in the Register's Office for Davidson County, Tennessee.

Assignment of Declarant's Rights of record in Instrument Number 20151019-0106253, in the Register's Office for Davidson County, Tennessee.

Charter of Park at Melrose Heights Condominium Association, Inc. of record in Instrument Number 20140820-0075537, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20161219-0132805 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 410 Rosedale Ave #201 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 20th day of August, 2018.

Leah Elizabeth Todd

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leah Elizabeth Todd, 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 20th day of August, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022