THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25951

Karen Johnson Davidson County
Batch# 225367 DEEDWARR
05/03/2019 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $710.40
20190503-0041347

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rudolph Ragnauth, Jr.	USAA Federal Savings Bank	MAP 105-16-0B-
2197 Nolensville Pike – Apt. 301	10750 McDermott Freeway	PARCEL 301.00-CO
Nashville, TN 37211	San Antonio TX 78288	
(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, I, **Daniel Henry Meredith, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rudolph Ragnauth, Jr., unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 301, Building No. B1, 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 under Instrument No. 20140903-0080570, 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 Declarations of record under Instrument No. 20140903-0080570, said Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit

Being the same property conveyed to Daniel Henry Meredith by Quit Claim deed from Daniel Henry Meredith and Mary Ann Meredith of record in Instrument No. 20180911-0089896 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on September 11, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record in Plat Book 332, Page 90; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20140903-0080570 and as amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231, Instrument No. 20151019-0106253 and Instrument No. 20160524-0051837; (4) Charter of Park at Melrose Heights Condominium Association, Inc. of record in Instrument Number 20140820-0075537; (5) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4251, Page 953; (6) Easements retained by Metro Government pursuant to an alley closure of record as Bill No. 087-22 in the Metro Clerks Office, closing Alley No. 1833 east of Canady Avenue; (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20081103-0108990; (8) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20081103-0108951; (9) Grant of Utility Line Easement of record in Instrument Number 20131219-0128193; (10) All matters set forth in the Declaration Establishing 440 Business Center Land Condominium of record in Instrument Number 20111209-0096389, as amended in Instrument No. 20130904-0093227; (11) All matters shown on the plan as Exhibit "D" of the Declaration of record in Instrument Number 201111209-0096389, as amended by Instrument No. 20130904-0093227; (12) Grant of Easement of record in Instrument Number 20150126-0007090; (13)Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (14) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2197 Nolensville Pike – Apt. 301; Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 the 2nd day of May, 2019.

Daniel Henry Meredith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 2nd day of May, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES R. MAUPIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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

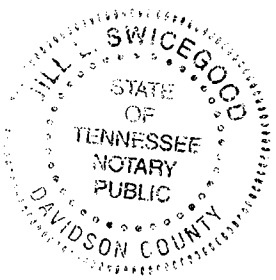
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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