Karen Johnson Davidson County
Batch# 229264 DEEDWARR
05/13/2019 02:43:25 PM 3 pgs
Fees: $18.00 Taxes: $660.45
20190513-0044839

WARRANTY DEED

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $178,500.00.

Affiant

Subscribed and sworn to me this 10 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 10/14/19

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32417

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hays L. Wilson, a/k/a Hays Wilson 414 Rosedale Avenue Unit 307 Nashville, TN 37211	New owner	105-16-C-070.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Anna Elizabeth Barry, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **Hays L. Wilson, a/k/a Hays Wilson, a single woman**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414307, Building No. C-2, as specified on the Plat Shown in the Declaration of Covenants, Conditions, Restrictions and By-Laws, 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 By-Laws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, 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. 20151019-0106253, 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 By-Laws. 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", Parks C1 and C2 on the Third Amendment to the Declarations, 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 Anna Elizabeth Barry, single woman, by Warranty Deed November 14, 2016 and record November 16, 2016 from Park at Melrose Heights II, LLC, a Tennessee limited liability company record as Instrument No. 20161116-0120831, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.
2. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and Interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of Covenants, Conditions, Restrictions and By-Laws establishing a Horizontal Property Regime of Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, 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 of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151120-0117818, Register's Office for Davidson County, Tennessee.
4. Charter of Park at Melrose Heights Condominium Association, Inc., of record in Instrument No. 20140820-0075537, Register's Office for Davidson County, Tennessee.
5. Matters shown on Plan of record in Book 332, page 90, Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4251, page 953, Register's Office for Davidson County, Tennessee.
7. Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's Office, Closing Alley No. 1833 East of Canady Avenue and Bill No. BL2008-255 Closing Alley No. 1834.
8. Application to Combine Parcels, of record in Instrument No. 20080508-0047907, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance, of record in Instrument No. 20081103-0108990, Register's Office for Davidson County, Tennessee.
10. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081103-0108951, Register's Office for Davidson County, Tennessee.
11. All Matters set forth in the Declaration Establishing 440 Business Center Land Condominium, of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee. and to which reference is hereby made for more particular as if copies verbatim.
12. All Matters shown on the plan of record as Exhibit "D" of the Declaration of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee.
13. The rights of others in and to the common areas/elements.
14. The lien for special assessments contain in Declaration Establishing 440 Business Center Land Condominium.
15. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 414 Rosedale Avenue, Unit 307, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 9TH day of May, 2019.

Anna Elizabeth Barry

Anna Elizabeth Barry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Anna Elizabeth Barry to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 9TH day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021