Box14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 239631 DEEDWARR
06/06/2019 09:22:11 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190606-0054106

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

Affiant James D. Moore

Subscribed and sworn to before me, this the 5th day of June, 2019.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James D. Moore **Laura Sellers**	**Quicken Loans Inc.,**	**105-14-0-C-610.00co**
2310 Elliott Ave #610	**P.O. Box 6577**	
Nashville, TN 37204	**Carol Stream, IL 60197**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jeff Ball and Greta Ball, husband and wife

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

James D. Moore and Laura Sellers, husband and wife

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. 610, 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 the Master Deed for The Park at Melrose Condominiums, of record in 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 set out on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Jeff Ball, unmarried from Hillview Village Partnership, a Tennessee general partnership by Warranty Deed dated September 28, 2007, of record in Instrument No. 20071002-0117157, Register's Office for Davidson County, Tennessee.

Greta Ball, spouse of the above named Jeff Ball, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

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

1) All matters shown on the Plan as set out on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein;

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 The Park at Melrose, a Condominium Development, of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee;

3) Declaration of Restrictions and Covenants for the Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee;

4) Charter of The Park at Melrose a Condominium Owners Association, Inc., of record in Instrument No. 20070925-0114302, Register's Office for Davidson County, Tennessee;

5) Charter of Melrose Park Master Corporation., of record in Instrument No. 20070703-0079125, Register's Office for Davidson County, Tennessee;

6) Matters shown on Plan of record in Book 21, Page 78, Register's Office for Davidson County, Tennessee;

7) Memorandum of Lease to Web Service Company Inc. of record in Book 10584, Page 149, Register's Office for Davidson County, Tennessee;

8) Cable Television Easement and Maintenance Agreement, of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee;

9) Stormwater Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee;

10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance, of record in Instrument No. 20060623-0075251, of record in Instrument No. 20060809-0098054, of record in Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee;

11) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **2310 Elliott Avenue Unit #610 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 **5th** day of **June, 2019.**

Jeff Ball _____
Jeff Ball

Greta Ball _____
Greta Ball

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeff Ball,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **June, 2019.**

_____
Notary Public

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Greta Ball**, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **June, 2019.**

_____
Notary Public

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/8/21