Karen Johnson Davidson County
Batch# 255210 DEEDWARR
07/11/2019 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20190711-0067578

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

W-VRES-19-2197-216

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troy Von Beck and Kelly Von Beck	New Owner	
(NAME)	(NAME)	105-16-0B-216.00-CO
2197 Nolensville Pk #216		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALYSSA M. HAGMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TROY VON BECK AND KELLY VON BECK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *h. **husband and wife,

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 216, 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, and First Amendment in Instrument No. 20150211-0012545, Register's Of\u64257?ce for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Of\u64257?ce, 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 First Amendment of the Declarations of record under Instrument No. 20150211-0012545, said Register's Office, for a more complete ident\u64257?cation and description of such Unit.

Being the same property conveyed to Alyssa M. Hagman, an unmarried woman by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company of record in Instrument No. 20150505-0040585 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 05, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions and By-Laws establishing a Horizontal Property Regime of Park at Melrose Heights, a Condominium Development, of record in Instrument Number 20140903-0080570 and as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, 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.
- Assignment of Declarant's Rights of record in Instrument Number 20151019-0106253, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee.
- Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20131219-0128193, in the Register's Office for Davidson County, Tennessee.

• Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4251, Page 953, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081103-0108951, the Register's Office for Davidson County, Tennessee.
• Application to Combine Parcels of record in Instrument Number 20080508-0047907, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20150126-0007090, 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 Appurtenance of record in Instrument Number 20081103-0108990, in the Register's Office for Davidson County, Tennessee.
• Declaration Establishing 440 Business Center land Condominium of record in Instrument Number 20111209-0096389, as amended in Instrument No. 20130904-0093227, in the Register's Office for Davidson County, Tennessee.
• 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.
• Restrictions of record as Instrument Number 20150225-0016023 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2197 Nolensville Pk #216, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 2nd DAY OF JULY, 2019.

Alyssa M. Hagman by Meg Nichols Attorney in Fact
Alyssa M. Hagman by Meg Nichols,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEG NICHOLS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALYSSA M. HAGMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said ALYSSA M. HAGMAN.

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

Notary Public
My Commission Expires: 5/2/22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY