WARRANTY DEED

Karen Johnson Davidson County
Batch# 259637 DEEDWARR
07/19/2019 03:21:58 PM 2 pgs
Fees: $13.00 Taxes: $1,526.25

20190719-0071111

G-P-19-820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,501.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Peter and Caryn Mintz Living Trust	**New Owner**	
(NAME)	(NAME)	**105-14-0C-046.00-CO**
926 Banyn Drive		
(ADDRESS)	(ADDRESS)	
Delray Beach, FL 33483		
(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, **RYAN B. WALLACE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER MINTZ AND CARYN MINTZ, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST OF THE PETER AND CARYN MINTZ LIVING TRUST DATED JANUARY 29, 2019, AND ANY AMENDMENTS THERETO ,** 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:

Land in Davidson County, Tennessee, being Unit No. 820, on the Plan of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, as established by declaration of Covenants Conditions and Restrictions of the Park at Melrose Townhomes a Horizontal Property Regime with Private Elements of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants record in Instrument No. 20070614-0071575, 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, Reference is hereby made to the plan of the Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Ryan B. Wallace, an unmarried man by Warranty deed from Jens Meiler and wife, Claudia Meiler of record in Instrument No. 20131016-0108128 Register's Office for Davidson County, Tennessee, dated October 10, 2013 and recorded on October 16, 2013.
Ryan B. Wallace having since married. Leighanne Kentner Wallace joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20070703-0079126, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20070822-0100253, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20070925-0114302, Register's Office for 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 20070525-0062832 (Park at Melrose), Register's Office for 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 20070604-0065994 , supplemented in Instrument 20070614-0071575 (Park at Melrose Townhomes), Register's Office for Davidson County, Tennessee.
- Memorandum of Lease to Web Service Co. in Book 10584, page 149, Register's Office for Davidson County, Tennessee.
- Cable Television Easement and Maintenance Agreement in Instrument 20000418-0038819, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20060623-0075219, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument 20060623-0075251, 20060809-0098054 and Instrument 20060809-0098082, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20070703-0079126, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20070822-0100253, in the Register's Office for Davidson County, Tennessee.
- Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **820 Hillview Hts, Nashville, Tennessee 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 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 18th DAY OF JULY, 2019.

Ryan B. Wallace

Leighanne Kentner Wallace by Ryan B. Wallace, Attorney In Fact

Leighanne Kentner Wallace
by Ryan B. Wallace, 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, RYAN B. WALLACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan B. Wallace, 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 LEIGHANNE KENTNER WALLACE, and who acknowledged he executed the same as the free act and deed of the said LEIGHANNE KENTNER WALLACE.

Witness my hand and official seal, this the 18th of July, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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