THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26455

Karen Johnson Davidson County
Batch# 280290 DEEDWARR
09/04/2019 07:57:48 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20190904-0088808

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Amanda Harris	new owner	MAP
1518 B Arthur Avenue		PARCEL 081-12-3A-002.00-CO
Nashville, TN 37208		
(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, **Gregory Melchor-Barz and Willie Melchor-Barz, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney A Harris,** unmarried

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:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Arthur Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151215-0125968 and amended in Instrument No. 20170830-0089029 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 909 Development Group LP, an active Tennessee limited partnership by Warranty deed from Dakota Wind Properties, LLC, an active Tennessee limited liability company of record in Instrument No. 20141219-0116497 Register's Office for Davidson County, Tennessee, dated December 17, 2014 and recorded on December 19, 2014.

Being the same property conveyed to Gregory Melchor-Barz and Willie Melchor-Barz, married by Warranty deed from 909 Development Group LP, an active Tennessee limited partnership of record in Instrument No. 20171024-0109005 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 24, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1518 B Arthur Avenue, Nashville, TN 37208.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BRudy-19-1583

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 we do covenant with 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 _____ hand( ) this the 30th day of August, 2019.

Gregory Melchor-Barz

Gregory Melchor-Barz

WILLIE MELCHOR-BARZ

Willie Melchor-Barz

STATE OF MA
COUNTY OF Hampden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory Melchor-Barz** 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 30th day of August, 2019.

My Commission expires: _____

Notary Public

STEVEN J. KELLEM
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 23, 2020

STATE OF MA
COUNTY OF Hampden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Willie Melchor-Barz** 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 of the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2019.

My Commission expires: _____

Notary Public

STEVEN J. KELLEM
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 23, 2020