THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200224801**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $187,000.00 Affiant Subscribed and sworn to before me, this 3rd day of March, 2020. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 367433 DEEDWARR
03/05/2020 09:09:10 AM 2 pgs
Fees: $13.00 Taxes: $691.90
20200305-0024594

WARRANTY DEED

Address New Owner: Seth Rayborn Ogden and Kristen Marie Ogden 1600 Division Street, Suite 500 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-16-0C-012.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley Green, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seth Rayborn Ogden and Kristen Marie Ogden, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 410104, Building No. C-1, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, 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 Bylaws 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 Bylaws. 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", Parts 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 Ashley Green, an unmarried woman by Special Warranty Deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company, recorded on the 21st day of December, 2016 in Instrument No. 20161221-0134001, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat, as recorded in Plat Book 332, Page(s) 90, in the Register's Office of Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903-0080570, as amended at Instrument Nos. 20150211-0012545, 20150223-0015231, 20151019-0106253 and 20160524-0051837, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Declaration establishing 440 Business Center Land Condominium recorded in Instrument No. 20111209-0096389, as amended at Instrument No. 20130904-0093227, in the Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4251, Page 953, in the Register's Office of Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20151120-0117818, in the Register's Office of Davidson County, Tennessee. Grant of Easement recorded in Instrument Nos. 20150126-0007090 and 20180309-0022562, in the Register's Office of Davidson County, Tennessee.

Grant of Utility Line Easement recorded in Instrument No. 20131219-0128193, in the Register's Office of 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 and Bill No. BL2008-255 closing Alley No. 1834.

Application to Combine Parcels as set forth in instrument recorded in Instrument No. 20080508-0047907, in the Register's Office of Davidson County, Tennessee.

Agreement for Declaration of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance as set forth in instrument recorded in Instrument No. 20081103-0108990, in the Register's Office of Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081103-0108951, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 410 Rosedale Avenue #104 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2020.

Ashley Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Green, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022