This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 8, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $255,000.00.

M. Skatzmaier
Affiant

Subscribed and sworn before me this the 27th day of May, 2020.

Jarderson
Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 411589 **DEEDWARR**
06/08/2020 01:52:23 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20200608-0058618

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Jared Peterson 2310 Elliott Avenue Apt 318 Nashville, TN 37204	New Owner	105-14-0C 318.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDSAY GLOVER F/K/A LINDSAY B. GUM, A MARRIED WOMAN, AND RANDEL G. GUM, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN J. PETERSON, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 318 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 a Master Deed for The Park at Melrose Condominiums, of record under 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 shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lindsay B. Gum, an unmarried woman, and Randel G. Gum, a married man, as joint tenants with right of survivorship, by deed from Hillview Village Partnership, a Tennessee general partnership, dated 08/14/2008, of record in Instrument No. 20080815-0083930, said Register's Office.

The said Lindsay Glover and Lindsay B. Gum are one in the same person.

The said property is investment property for Lindsay Glover and was never her marital residence.

The said Randel G. Gum and Randel Gum are one in the same person.

The said property is investment property for Randel G. Gum and was never his marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2310 Elliott Avenue Apt 318, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28 day of May, 2020.

Lindsay Glover f/k/a Lindsay B. Gum

Randel G. Gum
BY: Lindsay Glover 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, Lindsay Glover f/k/a Lindsay B. Gum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of May, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of May, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Lindsay Glover, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Randel G. Gum by Specific POWER OF ATTORNEY dated May 15, 2020, and who acknowledged that he executed the same as the free act and deed of Randel G. Gum.

Witness my hand and official seal this 28 day of May, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022