THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527231

Karen Johnson Davidson County
Batch# 423269 **DEEDWARR**
06/22/2020 03:57:59 PM 2 pgs
Fees: $13.00 Taxes: $1,246.90

20200622-0067055

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $337,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020.

Notary Public
My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Breann Brown 2310 Elliott Avenue #615 Nashville TN 37204	New Owner	Tax Parcel ID No. 105 14 0C 615.00

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, **Mary Jane Charriere, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Breann Brown, an unmarried woman**, ("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. 615 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 Mary Jane Rodgers, an unmarried woman by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20071001-0116713, in the Register's Office of Davidson County, Tennessee, dated September 28, 2007 and recorded October 01, 2007.

Mary Jane Rodgers having since married and now known as Mary Jane Charriere.

Said property was never the marital residence of Grantor.

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 of C.D. ELLIOTT'S PLAN, as recorded in Plat Book 21, Page(s) 78.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070525-0062832, 20070604-0065994, 20070614-0071575 and 20070822-0100253.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Park at Melrose Condominiums Condominium of record in Instrument No. 20070917-0110745 ; also subject to easements, rights and interests 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 building thereon. Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082.

Cable Television Easement and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20000418-0038819.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060623-0075219.

Memorandum of Lease, recorded in Book 10584, Page 149.

This is improved property located at 2310 Elliott Avenue #615 Nashville TN 37204

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 19th day of June, 2020.

Mary Jane Charriere

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Jane Charriere, 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 19th day of June, 2020.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023