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

CRT File No. 200527010

Karen Johnson Davidson County
Batch# 431966 **DEEDWARR**
07/07/2020 12:43:35 PM 2 pgs
Fees: $13.00 Taxes: $1,465.20

20200707-0073130

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $396,000.00.

Alexandra Nicole Brown
Affiant

Subscribed and sworn to before me, this 26th day of June, 2020.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Boone Frey and Alexandra Nicole Brown 2310 Elliott Avenue Unit 522 Nashville TN 37204	New Owner	Tax Parcel ID No. 105 14 0C 027.00

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, **Joseph H. Walker, an unmarried man**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Boone Frey, unmarried and Alexandra Nicole Brown, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 522, 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 of 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 Joseph H. Walker, unmarried man, by Warranty Deed from Sutasinee Thompson, married, of record in Instrument No. 20160229-0019217, in the Register's Office of Davidson County, Tennessee, dated February 25, 2016 and recorded on February 29, 2016.

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. ELLIOTTS PLAN, as recorded in Plat Book 21, Page(s) 78.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070525-0062832; 20070604-0065994 and Supplementary Declaration recorded in Instrument No. 20070614-0071575 and Attorney's Certificate recorded in Instrument No. 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 Park at Melrose Condominiums 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 Cable Television and Maintenance, recorded in Instrument No. 20000418-0038819.

Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082.

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

Memorandum of Lease recorded in Book 10584, Page 149.

Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.

Rights or claims of tenants, as tenants only, in possession pursuant to unrecorded tenant lease agreements.

This is improved property located at 2310 Elliott Avenue Unit 522 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 26th day of June, 2020.

Joseph H. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 26th day of June, 2020.

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public