WARRANTY DEED

Karen Johnson Davidson County
Batch# 449545 DEEDWARR
08/04/2020 12:51:31 PM 2 pgs
Fees: $13.00 Taxes: $939.80

20200804-0086165

JM-TRG-20-2310-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/3/2023

(AFFIX SEAL)

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Ann Fernandes	CMG Mortgage	
(NAME) **2310 Elliott Avenue #409**	(NAME) 3160 Crow Canyon Rd., Ste 400	**105-14-0C-409.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN DALE HUBBARD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE ANN FERNANDES, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 409 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 Stephen Dale Hubbard, unmarried by Warranty deed from R. Francene Kavin, Successor Trustee, John Lovecchio Family Trust of record in Instrument No. 20160621-0062852 Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded on June 21, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 21, Page 78, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20070703-0079126, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20070822-0100253, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20070925-0114302, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070525-0062832 (Park at Melrose), Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070604-0065994 , supplemented in Instrument 20070614-0071575 (Park at Melrose Townhomes), Register's Office for Davidson County, Tennessee.
- Memorandum of Lease to Web Service Co. in Book 10584, page 149, Register's Office for Davidson County, Tennessee.
- Cable Television Easement and Maintenance Agreement in Instrument 20000418-0038819, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument 20060623-0075251, 20060809-0098054 and Instrument 20060809-0098082, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20070703-0079126, and Instrument

Number 20070703-0079125 in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20070822-0100253, in the Register's Office for Davidson County, Tennessee.
- Matters disclosed on the survey prepared by Ragan Smith Associates dated November 16, 1996, last revised on December 26, 1996.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2310 Elliott Avenue #409, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF JULY, 2020.

Stephen Dale Hubbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN DALE HUBBARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212