WARRANTY DEED

R-AVE-20-2310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-23

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

Karen Johnson Davidson County
Batch# 453835 DEEDWARR
08/10/2020 02:15:05 PM 2 pgs
Fees: $13.00 Taxes: $1,250.60

20200810-0088875

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)
Stephen Hubbard	**United Home Loans, Inc.**	
(NAME) **2310 Elliott Avenue, #116**	(NAME) **4 Westbrook Corporate Center**	**105-14-0C-116.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Westchester, IL 60154**	
(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, **MEGHAN CHRISTINE WALKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN HUBBARD, AN UNMARRIED MAN,** 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. 116 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 Meghan Christine Walker by Quitclaim deed from Elaine S. Walker of record in Instrument No. 20121130-0109799 Register's Office for Davidson County, Tennessee, dated November 20, 2012 and recorded on November 30, 2012.

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 20070604-0065994 , supplemented in Instrument 20070614-0071575 (Park at Melrose Townhomes), 20070525-0062832 (Park at Melrose) ,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, #116, 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 4th DAY OF AUGUST, 2020.

Meghan Christine Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGHAN CHRISTINE WALKER, 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 4th of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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