33834-3
Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 507713 DEEDWARR
11/03/2020 09:28:05 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20201103-0128290

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2020.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathryn Hopfensperger	**Wells Fargo Bank, N.A. ISAOA/ATIMA**	**105-14-0C- 00900CO**
2216 Knowles Avenue	**MAC X9999-01H, 2701 Wells Fargo Way**	
Nashville, TN 37204	**Minneapolis, MI 55467-8000**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Holly Matlock Farley and Michael W. Farley, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn Hopfensperger, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 2216, 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 Holly E. Matlock, an unmarried woman by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No, 20071025 0126007 Register's Office for Davidson County, Tennessee. The said Holly E. Matlock having since married and is now known as Holly Matlock Farley.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as set out on Exhibit "C" to the Declaration of Covenants in Instrument No. 20070604-0065994, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions, Restrictions and By-Laws of The Park at Melrose Townhomes, 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.**
3. **All matters shown on the Plan of record in Book 21, page 78, Register's Office for Davidson County, Tennessee.**
4. **Memorandum of Lease to Web Service Company, Inc., of record in Book 10584, page 149, Register's Office for Davidson County, Tennessee.**
5. **Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee.**
6. **Stormwater Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee.**

7. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and in Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee.**

8. **Declaration of Covenants, Conditions and Restrictions for The Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee.**

9. **Charter of Melrose Park Master Corporation, of record in Instrument No. 20070703-0079125, Register's Office for Davidson County, Tennessee.**

10. **Charter of The Park at Melrose Townhouse Corporation, of record in Instrument No. 20070703-0079126, Register's Office for Davidson County, Tennessee.**

11. **Attorney's Certificate for The Park at Melrose Townhomes, of record in Instrument No. 20070822-0100253, Register's Office for Davidson County, Tennessee.**

12. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **2216 Knowles Avenue, 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 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 GRANTEES, 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 **29th** day of **October, 2020.**

Holly Matlock Farley

Holly Matlock Farley

Michael W. Farley

Michael W. Farley

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Holly Matlock Farley and Michael W. Farley,** the within named seller, 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 at Nashville, Tennessee, this **29th** day of **October, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21