Karen Johnson Davidson County
Batch# 518390 DEEDWARR
11/18/2020 03:11:38 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20201118-0136023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day November 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN ROSE EWING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02/20/2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sally C. Leathers	new owner	105-14- OC-807.00
(NAME)	(NAME)	
2310 Elliott Avenue, Unit 807		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Lacey Pankey**,a **single person**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sally C. Leathers, a single woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 807, 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 Master Deed for the Park at Melrose Condominiums, of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lacey Pankey, a single person by Warranty Deed dated 06/13/2013 from Ashley Culver and Casey Culver, wife and husband of record in Instrument 201306270066176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per boundary plat of record in Plat Book 21, Page 78, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200705250062832, Master Deed of record in Instrument 200709170110745, Cable Television Easement and Maintenance Agreement of record in Instrument 200004180038819, Stormwater Detention Agreement of record in Instrument 200606230075219, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200606230075251, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200608090098054, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200608090098082, Subject to rights of others in possession under the terms and conditions contained in the Lease of record in Book 10584, Page 149, Charter of

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # B-BR-20-2310 807

Park at Melrose Condominium Owners Association of record in Instrument 200709250114302, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2310 Elliott Avenue, Unit 807, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 10th Day November 2020.

Lacey Pankey

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lacey Pankey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of November, 2020.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129