WARRANTY DEED

Karen Johnson Davidson County
Batch# 710998 **DEEDWARR**
09/07/2021 01:29:30 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20210907-0119658

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-29-2025

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Harrison Ellis III and Robyn Ellis	Robert Harrison Ellis III and Robyn Ellis	105-14-0-C-125.00 CO
(NAME)	(NAME)	
1031 Natchez Valley Lane	1031 Natchez Valley Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gary Schwartz, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Harrison Ellis III and Robyn C. Ellis, husband and wife,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 125 of The Park at Melrose condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Park at Melrose Condominiums, of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common element and voting percentage as et forth in said Master deed.

Being the same property conveyed to Gary Schwartz, married, by Warranty Deed from Amy S. Olszewski, Trustee of the Amy S. Olszewski Living Trust dated the 9th of October, 2008, as amended, dated March 28, 2013, of record in Instrument No. 20130404-0033401, Register's Office for Davidson County, Tennessee.

I, Lisa Munkeboe, wife of Gary Schwartz, do hereby join in the provisions of this instrument for the purpose of transferring any and all right, title and interest that I might have in the foregoing described property by reason of any marital status, or otherwise.

unimproved ☐

This is improved ☑ property, known as 2310 Elliott Ave, 125, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 21, page 78; all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record in Instrument No. 20070917-0110745 and Instrument No. 20070525-0062832; Articles of Incorporation/ Charter of record in Instrument No. 20070925-0114302; Memorandum of Lease to Web Service of record in Book 10584, page 149; easement for cable of record in Instrument No. 20000418-0038819; easement for sanitary sewer of record in Instrument No. 20060623-0075251; Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082; Stormwater Detention Agreement of record in Instrument No. 20060623-0075219; all of record in the Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 hand this 31st day of August, 2021.

Gary Schwartz

Lisa Munkeboe

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Gary Schwartz and Lisa Munkeboe, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of August, 2021.

Notary Public
My Commission Expires: _____

File No.: 34706

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-29-2025