WARRANTY DEED

Karen Johnson Davidson County
Batch# 889141 DEEDWARR
07/14/2022 11:08:23 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220714-0080984

File #22-KA-0414-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Braden Galbreath and Brynn Lotz	**New Owner**	
(NAME)	(NAME)	**105-16-0C-063.00-CO**
414 Rosedale Avenue, #303		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ERIC MICHAEL DOUSSARD, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADEN GALBREATH AND BRYNN LOTZ** 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:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414303, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Eric Michael Doussard, a single man by Warranty deed from Autumn Bilyeu and Paul Beauchamp, wife and husband of record in Instrument No. 20200413-0038309 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 13, 2020.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20140903-0080570 and as amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231, Instrument No. 20151019-0106253 and Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee.
* Charter of Park at Melrose Heights Condominium Association, Inc. of record in Instrument Number 20140820-0075537, in

the Register's Office for Davidson County, Tennessee.
* Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4251, Page 953, in the Register's Office for Davidson County, Tennessee.
* Easements retained by Metro Government pursuant to an alley closure of record as Bill No. 087-22 in the Metro Clerks Office, closing Alley No. 1833 east of Canady Avenue.
* Application to combine parcels of record in Instrument Number 20080508-0047907, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20081103-0108990, in the Register's Office for Davidson County, Tennessee.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20081103-0108951, in the Register's Office for Davidson County, Tennessee.
* Grant of Utility Line Easement of record in Instrument Number 20131219-0128193, in the Register's Office for Davidson County, Tennessee.
* Declaration Establishing 440 Business Center Land Condominium of record in Instrument Number 20111209-0096389, as amended in Instrument No. 20130904-0093227, in the Register's Office for Davidson County, Tennessee.
* Exhibit "D" of the Declaration of record in Instrument Number 20111209-0096389, as amended by Instrument No. 20130904-0093227, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20150126-0007090, in the Register's Office for Davidson County, Tennessee.
* Assignment of Declarant's Rights of record in Instrument Number 20151019-0106253, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20180309-0022562, in the Register's Office for Davidson County, Tennessee.
* Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151120-0117818, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **414 Rosedale Avenue, #303, Nashville, TN 37211**.

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 13th day of July, 2022.

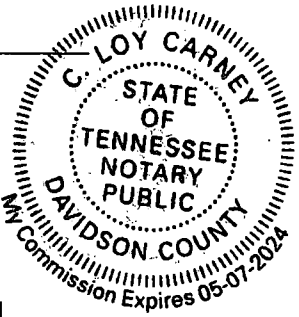
Eric Doussard
Eric Michael Doussard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2022, before me personally appeared Eric Michael Doussard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of July, 2022.

C. Loy Carney
Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204