Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $237,000.00

Affiant

Subscribed and sworn to before me, this 17 day of August, 2009.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/20/09 08:05 4 pgs
Fees:23.00 Taxes:876.90
20090820-0078254

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ashley D. Mixson	Suntrust Mortgage	105140C02000CO
2310 Elliott Ave. #508	2100 Southbridge Pkwy, Ste 250	
Nashville TN 37204	Birmingham, AL 35209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Babette A. Miller Stewart , a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ashley D. Mixson, a single person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 508 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 21-101, 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 indentification and description of said unit.

Being the same property conveyed to Babette A. Miller, (n/k/a Babette A. Miller Stewart) by deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20070730-0089812, Register's Office for

Davidson County, Tennessee, dated July 25, 2007.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) Covenants, Conditions and Restrictions, of Record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants, of record in Instrument No. 20070614-0071575, Said Register's Office 3) Easements and setback lines as set forth on the plan of record. 4) Charter of The Park at Melrose Homeowner's association of record in Instrument No. 20070703-00791267

This property is improved property known as 2310 Elliott Ave. #508, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11 day of August, 2009.

Babette A. Miller Stewart

Brad Stewart – who joins in this conveyance for the sole purpose of conveying any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

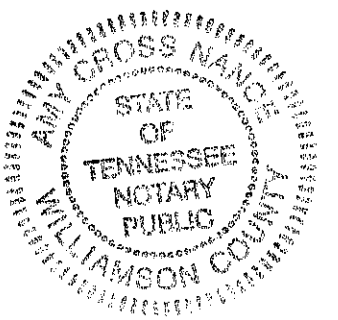
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Babette A. Miller Stewart and Brad Stewart , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17 day of August, 2009.

Notary Public

My Commission expires: 3/29/11

FILE NO: 06237



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

Amy Cross Nance
State of Tennessee Notary Public
Williamson County