# Warranty Deed

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| BILL GARRETT, Davidson County<br>Trans:T20110049618 DEEDWARR<br>Recvd: 08/12/11 15:02 2 pgs<br>Fees:13.00 Taxes:841.75<br>20110812-0062473 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is $227,500.00.<br>Affiant<br>Subscribed and sworn to before me, this the 9th day of August, 2011.<br>Notary Public<br>My commission expires 5/2/14 |

THIS INSTRUMENT WAS PREPARED BY:
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Eugene W. Bryson<br>Douglas Edward Bryson | Owner | Map: 105-14-C |
| 2310 Elliott Ave., #511 | | Parcel: 34.00C0 |
| Nashville, TN 37204 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ROBERT COKE WILDER, JR., AND COURTNEY LEIGH WILDER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUGENE W. BRYSON, JR. AND SPOUSE CHARLOTTE STODGHILL BRYSON, AS TENANTS BY THE ENTIRETY (GRANTEE 1), A SIXTY PERCENT (60%) UNDIVIDED INTEREST, AND DOUGLAS E. BRYSON (GRANTEE 2), A FORTY PERCENT (40%) UNDIVIDED INTEREST, GRANTEES 1 AND 2 TO COLLECTIVELY HOLD TITLE TO THE PROEPRTY WITH AN ESTATE OF JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 511 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 record in Instrument 200706040065994, and First Supplementary Declaration of Covenants in Instrument 200706140071575, 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 Plat shown on Exhihit "C" to the Declaration of Covenants of record in Instrument 200706040065994, for a more complete identification and description of said unit.

Being the same property conveyed to Robert Coke Wilder, Jr., an unmarried man by deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument 200708210100051, Register's Office for Davidson County, Tennessee, dated August 17, 2007. And being the same property conveyed to Robert Coke Wilder Jr. and Courtney Leigh Wilder, husband and wife by Quitclaim Deed from Katherine Goodson, Trustee of record in Instrument 200905060041742, Register's Office for Davidson County, Tennessee, dated April 28, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2310 Elliott Ave., #511, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of August, 2011.

Robert Coke Wilder, Jr.

Courtney Leigh Wilder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Coke Wilder, Jr. and Courtney Leigh Wilder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of August, 2011.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013