THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30537-04-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $92,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2012. Notary Public My Commission Expires:

ROBERT J. HILL, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

WARRANTY DEED

Address New Owner: Margaret E. Danko 616 Waco Drive Nashville, TN 37209	**Send Tax Bills To:** Edward Jones Mortgage, LLC 2710 5th Ave. South Minneapolis, MN 55467	**Tax Information:** Map and Parcel No.: 091 050 08700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vivian S. Melton, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret E. Danko** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 616 Waco Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

This is not now, nor has it ever been the marital principal residence of the Grantor here.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2012.

Vivian S. Melton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Vivian S. Melton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120032316 DEEDWARR
Recvd: 05/02/12 16:01 2 pgs
Fees:13.00 Taxes:340.40
20120502-0037828

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section Two, Moss-Wood Subdivision, of record in Plat Book 2900, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dorothy A. Thornton, unmarried, and Vivian S. Melton, married, by deed dated December 12, 1997, from Donald E. Dunn, of record in Book 10727, page 524, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Instrument No. 20020122-0008640, Register's Office for Davidson County, Tennessee, Dorothy A. Thornton conveyed her interest in subject property to Vivian S. Melton.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 2900, page 123, Register's Office for Davidson County, Tennessee.