03

Realty Title

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $173,000.00.

Rachelle Caudill
Affiant

Subscribed and sworn before me this the 30th day of April, 2012.

Diane K Mann
Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans:T20120032729 DEEDWARR
Recvd: 05/03/12 15:38 2 pgs
Fees:13.00 Taxes:640.10
20120503-0038300

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Melissa D. Durham<br>1530 Hamden Drive<br>Nashville, TN 37211 | MAGNA BANK<br>6525 QUAIL HOLLOW RD., #300<br>MEMPHIS, TN 38120 | 161-6A-107 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JON D IRELAND AND WIFE, HAILEE M IRELAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MELISSA D. DURHAM, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 107 on the plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jon D Ireland and wife, Hailee M Ireland by deed from Centex Homes, a Nevada general partnership dated September 18, 2008 of record in Instrument No. 20080923-0096733, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1530 Hamden Drive, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of April, 2012.

Jon D Ireland

Hailee M. Ireland
Hailee M Ireland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jon D Ireland and Hailee M Ireland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2012.

My commission expires: 09/09/14

Notary Public

