PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20120073980 DEEDWARR

Recvd: 10/01/12 13:54 2 pgs

Fees:13.00 Taxes:478.78

20121001-0089227

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51467

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Melanie Padula 534 Swiss Avenue Nashville, Tennessee 37211	Churchill MTG 761 Old Hickory Blvd. Ste 400 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 161150B01700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah Jean Nash , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melanie Padula** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Rose Monte Townhomes, Phase I of record in shown on exhibit "D" to the Master Deed of record in Doc. No. 20051117-0138877, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Jean Nash, by Warranty Deed from Affordable Housing Resources, Inc., dated Sept. 5, 2006 and recorded on Sept. 6, 2006 of record in Doc. No. 20060906-0109748, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20051117-0138877, Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20051117-0138877, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 534 Swiss Avenue, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of September, 2012.

Deborah Jean Nash

State of TENNESSEE
County of DAVIDSON

On this 24th day of September, 2012 , before me the undersigned authority, personally appeared Deborah Jean Nash, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $129,400.00

Affiant

Sworn and subscribed before me this the 24th day of September, 2012

My Commission Expires: _____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

Notary Public