File Box 9-B

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. 31023-02-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Morgan V Merrill Affiant Subscribed and sworn to before me this 22nd day of March, 2013. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Walter H. Merrill, Morgan V. Merrill 3701 West End Ave. #7 Nashville, TN 37205	**Send Tax Bills To:** Regions Bank dba Regions Mortgage 2050 Parkway Office Circle ~~Birmingham, AL 35244~~	**Tax Information:** Map and Parcel No.: 131 030 A 11200 CO

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, **Nancy B. Hodges, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter H. Merrill and wife, Morgan V. Merrill** ("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 4400 Belmont Park Terrace, Unit 112, Nashville, TN 37215

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of March, 2013.

Nancy B. Hodges
Nancy B. Hodges

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nancy B. Hodges**, 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 22nd day of March, 2013.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130023971 DEEDWARR
Recvd: 03/25/13 10:16 2 pgs
Fees:13.00 Taxes:1239.50
20130325-0029001

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 112 on the Plan of Section One, Arden Place, of record in Plat Book 4675, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nancy B. Hodges by deed dated April 26, 2004, from C. Allen High and wife, Mary Frances High, of record in Instrument No. 20040426-0047074, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties, and assumed by the Grantees. Map and Parcel No. 131 030 A 11200 CO.
2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, as supplemented, and as amended in Instrument No. 20070816-0098235, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Arden Place Homeowners Association of record in Book 4758, page 223, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Arden Place Homeowners Association of record in Book 4749, page 635, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4675, page 29, Register's Office for Davidson County, Tennessee.
6. Declaration of Boundary Line recorded in Book 8813, page 398, Register's Office for Davidson County, Tennessee.