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. 31199-05-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2013. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brice Eldredge 818 Hillview Heights Nashville, TN 37204	Metropolitan Bank 3500 Lakeland Drive Suite501 Flowood, MS 39232	Map and Parcel No.: 105 140 C 04500 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, **Travis Swearingen and wife, Aftin Swearingen**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brice Eldredge, unmarried** ("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 818 Hillview Heights, Nashville, TN 37204

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 31st day of May, 2013.

Travis Swearingen

Aftin Swearingen

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 31st day of May, 2013.

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:T20130046332 DEEDWARR
Recvd: 06/04/13 10:37 2 pgs
Fees:13.00 Taxes:962.00

20130604-0056191

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 818, together with the appurtenant interest in the common elements of The Park at Melrose Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20070604-0065994, amended in Instrument No. 20070614-0071575, and Attorney's Certificate in Instrument No. 20070822-0100253, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration, and being located upon Lot No. 40, Block "E" on the Plan of C.D. Elliott's Subdivision of record in Plat Book 21, page 78, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Travis Swearingen and Aftin Swearingen, husband and wife, by deed dated November 15, 2007 from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20071119-0135489, 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 Grantaee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of The Park at Melrose Townhouse Corporation of record in Instrusment No. 20070703-0079126, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Park at Melrose, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, amended in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee. Attorney's Certificate of record in Instrument No. 20070822-0100253 said Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and in Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 21, page 78, Register's Office for Davidson County, Tennessee.
8. Easement for cable television of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee.
10. Lease from Sherwood Terrace, Inc. d/b/a The Park at Melrose to Web Service Company, Inc., dated 05/28/97 and recorded in Book 10584, Page 149, Register's Office for Davidson County, Tennessee.