This instrument prepared by:
Martha Brooke Perry, Atty.
Balthrop, Perry, Noe, Newcomb, & Morgan
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans:T20130072916 DEEDWARR
Recvd: 08/23/13 09:00 2 pgs
Fees:13.00 Taxes:314.50
20130823-0089006

John W. Melton and Paula L. Melton

TO: Gordon L. Robison

1029 Falls Ave.
Madison, TN 37115

MAP & PARCEL:
051-12-0-098

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, John W. Melton, and wife, Paula L. Melton, Grantors herein; have bargained and sold and by these presents do convey unto Gordon L. Robison, Grantee herein, his heirs, successors, and assigns, the following described property:

> Land in Davidson County, Tennessee, Being Lot No. 13 on the map of Andrew Jackson's Addition to Montague Subdivision as of record in Plat Book 547, pages 83 and 84, Register's Office for said county. Said Lot No. 13 fronts 81.5 feet in the northerly side of Beach Avenue and extends back between parallel lines 187-1/2 feet to a dead line.
>
> BEING the same property conveyed to Edward C. Galloway and wife, Ruth M. Galloway by deed from Harold R. Bradley and wife, Eleanor Allen Bradley, recorded June 7, 1960 at Book 3074, page 419, Register's Office for Davidson County, Tennessee. Eleanor Allen Bradley then died April 13, 2005, vesting title solely in Edward C. Galloway as surviving tenant by the entirety. Edward C. Galloway having since died on September 22, 2011, vesting title in John W. Melton and wife, Paula L. Melton by the terms of his Last Will and Testament of record in Probate File 11P-1546, Davidson County Clerk's Office, and as further evidenced by the Executor's Quitclaim Deed filed March 6, 2012 at Instrument No. 20120306-0019579, said Register's Office.
>
> This conveyance is subject to the lien of 2013 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all matters shown on the plat of record at Book 547, pages 83 and 84, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors, and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 21st day of August, 2013.

John W. Melton

Paula L. Melton

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John W. Melton, and wife, Paula L. Melton the within named bargainors, 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 the 21st day of August, 2013.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

SWORN to and subscribed before me,
this the 21st day of August, 2013.

NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My commission expires: 9-12-2016