(1)

Mail to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130089183 DEEDWARR
Recvd: 10/16/13 13:50 3 pgs
Fees:18.00 Taxes:1035.63
20131016-0108128

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $279,900.00. Affiant Subscribed and sworn to before me, this 10th day of October, 2013. Notary Public My Commission Expires: _____

CHAD L. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

Address New Owner As Follows: Ryan B. Wallace 820 Hillview Heights Nashville, TN 37204	Send Tax Bills To: Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Map-Parcel Number: 015-14-0C-046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jens Meiler and wife, Claudia Meiler**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ryan B. Wallace, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 820 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record as Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of

record as Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Jens Meiler and Claudia Meiler, husband and wife, by deed from Hillview Village Partnership, a Tennessee General Partnership, of record as Instrument No. 20070822-0100263, dated August 20, 2007, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 21, page 78, Register's Office for Davidson County, Tennessee.

3. Memorandum of Lease of record in Book 10584, page 149, said Register's Office.

4. Cable Television Easement and Maintenance Agreement of record as Instrument No. 20000418-0038819, said Register's Office.

5. Stormwater Detention Agreement of record as Instrument No. 20060623-0075219, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082, said Register's Office.

7. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument Nos. 20070525-0062832, 20070604-0065994 and 20070614-0071575, said Register's Office.

8. Master Deed of record in Instrument No. 20070917-0110745, Register's Office for said County.

9. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **820 Hillview Heights, Nashville, TN 37204**.

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of October, 2013.

Jens Meiler

Claudia Meiler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jens Meiler and Claudia Meiler, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of October, 2013

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016