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. 31527-11-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $169,000.00. Lacosta Nicole Wix Affiant Subscribed and sworn to before me this 19th day of December, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Matthew C. Stephens 2310 Elliott Avenue, #702 Nashville, TN 37204	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 105 140 C 70200 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, **Lacosta Nicole Wix, as to an undivided 50% interest, and Phyllis Lachelle Wix and husband, Billy F. Wix, as to an undivided 50% interest**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew C. Stephens, an unmarried man** ("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 2310 Elliott Avenue, #702, 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.

BILL GARRETT, Davidson County
Trans:T20140000968 DEEDWARR
Recvd: 01/06/14 13:42 3 pgs
Fees:18.00 Taxes:625.30
20140106-0001238

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of December, 2013.

Lacosta Nicole Wix

Lacosta Nicole Wix

Phyllis Lachelle Wix by Lacosta Nicole Wix

Phyllis Lachelle Wix
BY: Lacosta Nicole Wix, Attorney-In-Fact

Billy F Wix by Lacosta Nicole Wix

Billy F. Wix
BY: Lacosta Nicole Wix, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lacosta Nicole Wix,** 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 19th day of December, 2013.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lacosta Nicole Wix,** 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, and who further acknowledged that she is the Attorney-In-Fact for the said **Phyllis Lachelle Wix and Billy F. Wix** and is authorized by the said **Phyllis Lachelle Wix and Billy F. Wix** to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of December, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 702, together with the appurtenant interest in the common elements of The Park at Melrose Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Lacosta Nicole Wix, an unmarried woman, as to an undivided 50% interest, and Phyllis Lachelle Wix and husband, Billy F. Wix, as to an undivided 50% interest, by deed dated October 23, 2007, from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20071025-0126015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 105 140 C 70200 CO.
2. Declaration of Covenants, Conditions and Restrictions for The Master Regime of The Park at Melrose of record in Instrument No. 20070525-0062832, 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. Charter of Incorporation of Melrose Park Master Corporation of record in Instrument No. 20070703-0079125, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Park at Melrose Condominium Association, Inc., of record in Instrument No. 20070925-0114302, Register's Office for Davidson County, Tennessee.
5. 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 Condominiums, of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Book 21, page 78, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee.
9. Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee.
11. Memorandum of Lease to Web Service Company, Inc., recorded in Book 10584, page 149, Register's Office for Davidson County, Tennessee.