mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14030484

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $244,900.00.

Elizabeth J Barnes
Affiant

Subscribed and sworn to before me, this 24th day of April, 2014.

J. Carlton Drumwright
State of Tennessee
Notary Public
Williamson County

Notary Public
My Commission Expires: 10/2/17

BILL GARRETT, Davidson County
Trans:T20140030477 DEEDWARR
Recvd: 05/02/14 15:50 2 pgs
Fees:13.00 Taxes:906.13
20140502-0037654

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bray A Melson and Julia B Melson 7228 Magnolia Hills Drive Nashville TN 37221	Same as new owner	Tax Parcel ID No. 155-12-0-A-015.00CO

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, **Anna E. Withers and husband, David G. Withers,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bray A Melson and Julia B Melson, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of the Final Plat of Magnolia Hills, of record in Plat Book 7900, Page 782, as amended in Book 7900, Page 809, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna E. Withers and husband, David G. Withers by Warranty Deed from Mike T. Cargile and wife, Patricia A. Cargile, of record in Instrument No. 20040817-0099176, Register's Office for Davidson County, Tennessee, dated August 12, 2004 and recorded on August 17, 2004.

Taxes for the year 2014 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 782 and amended in Book 7900, Page 809, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Magnolia Hills with By-Laws of Magnolia Hills Homeowners' Association, Inc., of record in Book 9499, Page 860, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

Restrictive Covenants of record in Book 9498, Page 329, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7228 Magnolia Hills Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of April, 2014.

Anna E. Withers

David G. Withers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna E. Withers and David G. Withers, 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 24th day of April, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014