BILL GARRETT, Davidson County
Trans:T20140032933 DEEDWARRSP
Recvd: 05/13/14 08:42 2 pgs
Fees:12.00 Taxes:0.00
20140513-0040684

This Instrument Was Prepared by
EDWARD T. BRADING, ATT'Y AT LAW
208 SUNSET DRIVE, SUITE 409
JOHNSON CITY, TENNESSEE 37604

THIS INSTRUMENT IS EXEMPT FROM TRANSFER TAX UNDER THE PROVISIONS OF TENN. CODE ANN. § 67-4-409(a)(3)(E). THIS INSTRUMENT IS AN ADJUSTMENT OF PROPERTY RIGHTS BETWEEN DIVORCING PARTIES. UNDER TENN. CODE ANN. § 67-4-409(a)(5), NO OATH OF VALUE IS REQUIRED.

SPECIAL WARRANTY DEED

THIS INSTRUMENT is made and entered into as of the 5 day of May, 2014, by and between **FRANK H. ALDEN** ("Grantor") and **MELINDA J. ALDEN** ("Grantee").

WITNESSETH:

THAT FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee, her successors and assigns, all of Grantor's right, title, and interest in the following described real property:

Situate, lying and being in the Davidson County, described as follows, to-wit:

BEING Lot No. 194, Sugar Valley, Section Four, as shown by plat of record in Instrument Number 200005230051444, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frank H. Alden and wife, Melinda J. Alden, by deed dated February 20, 2004, from Kevin D. Butts and wife, Stacy C. Peek Butts, of record at Inst. No. 200402260022141, Register's Office for Davidson County, Tennessee.

Street Address: 6740 Sugar Hill Drive, Nashville, Tennessee 37211
Map-Parcel: 181-01-0A-140.00

TO HAVE AND TO HOLD said property, together with all the rights, privileges and appurtenances thereunto appertaining unto the Grantee, her successors and assigns, forever, in fee simple.

GRANTOR covenants with Grantee, her successors and assigns, that Grantor is legally seized and possessed of said property; that Grantor has a perfect right to convey the same; and that the title to said property Grantor will forever warrant and defend against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

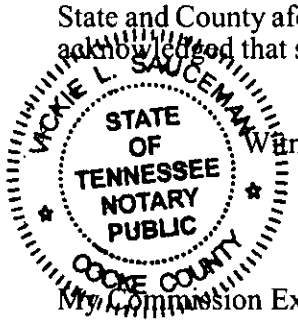
IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

Frank H. Alden

FRANK H. ALDEN

STATE OF TENNESSEE
COUNTY OF Cocke

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, **FRANK H. ALDEN**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.



Witness my hand, at office, this 5th day of May, 2014.

Vickie L. Sauceman
NOTARY PUBLIC

My Commission Expires:

2-26-2018

NAME AND ADDRESS OF PROPERTY OWNER

Melinda J. Alden
825 S. Browns Lane, Apt. 2101
Gallatin, TN 37066

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL ESTATE TAXES

SAME

TAX MAP PARCEL NO.

Map-Parcel: 181-01-0A-140.00