NEW OWNER:

Christopher B. Noel
2310 Elliott Avenue, Apt. 601
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0347

Map 105 Group 14-0-C Parcel 601.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140035972 DEEDWARR
Recvd: 05/22/14 12:49 2 pgs
Fees:13.00 Taxes:832.50
20140522-0044281

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **APRIL DENISE BRAGG, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHRISTOPHER B. NOEL, an unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 601 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, 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 Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to April Denise Bragg, unmarried, by Warranty Deed from Hillview Village Partnership, a Tennessee General Partnership, dated September 28, 2007, and of record as Instrument No. 20071001-0116731, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2310 Elliott Avenue, Apt. 601, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of **May, 2014**.

APRIL DENISE BRAGG

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, APRIL BRAGG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 20th day of **May, 2014**.

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

****

The actual consideration or value, whichever is greater, for this transfer is $ 225,000.00 .

AFFIANT

Sworn to and subscribed to before me 20th day of **May, 2014**.

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 2/4/2015