BILL GARRETT, Davidson County
Trans:T20140050815 DEEDWARR
Recvd: 07/16/14 08:58 2 pgs
Fees:13.00 Taxes:1816.70
20140716-0062612

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 DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $491,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2014. Notary Public My Commission Expires: 9-11-17

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Address New Owner As Follows:
Gina Walton and Marlon Wright
848 W. Argyle Avenue
Nashville, TN 37203

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
10505050100

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, **RONALD K. MELTON AND WIFE, ANDRA J. HEDRICK**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GINA WALTON AND MARLON WRIGHT, WIFE AND HUSBAND,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Fairview Addition to Nashville, of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andra J. Hedrick by deed dated August 2, 1001, from Phillip S. Segraves, unmarried, of record as Instrument No. 20010801-0081282, Register's Office for Davidson County, Tennessee. By quitclaim deed dated April 30, 2003, of record at Instrument No. 20030509-0062395, title to the property was vested in Ronald K. Melton and wife, Andra J. Hedrick.

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. 2014 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. Matters shown on the Plan of record in Book 57, page 94, Register's Office for Davidson County, Tennessee.

This is improved property known as: **848 W. Argyle Avenue, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of July, 2014.

Ronald K. Melton

Andra J. Hedrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD K. MELTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of July, 2014

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

Notary Public

My Commission Expires: 6.21.16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDRA J. HEDRICK**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of July, 2014

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

Notary Public

My Commission Expires: 6.21.16