WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085830 DEEDWARR
Recvd: 11/13/14 15:42 2 pgs
Fees:13.00 Taxes:1180.30
20141113-0104997

G-VRES-14-816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edwin B. Peel, Jr.	**Same as New Owner**	
(NAME)	(NAME)	
1704 Castleman Drive		**105-14-0C-044.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MADELEINE S. NEWKIRK, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EDWIN B. PEEL, JR., UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 816 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by Declaration of Covenants, conditions and Restrictions of The Park at Melrose Townhomes, of record in Instrument 200706040065994, and First Supplement in Instrument 200706140071575, 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 units, as set forth in said Declaration of Covenants.

Being the same property conveyed to Madeleine S. Newkirk, an unmarried woman by deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No. 20071001-0116739 Register's Office for Davidson County, Tennessee, dated September 28, 2007 and recorded on October 1, 2007.

This conveyance is subject to:
- Taxes for the year2015 and subsequent years.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Park at Melrose Townhomes of record in Instrument 200706040065994, First Supplementary in Instrument 200706140071575 , Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 21, page 78, Register's Office for Davidson County, Tennessee.
- Cable Television Easement and Maintenance Agreement in Instrument 200004180038819, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200606230075219, Register's Office for Davidson County, Tennessee.
- Agreement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument 200606230075251, Instrument 200608090098054 and Instrument 200608090098082, Register's Office for Davidson County, Tennessee.
- Covenants, conditions and Restrictions for the Master Regime of Park of Melrose in Instrument 200705250062832, Register's Office for Davidson County,Tennessee.
- Charter in Instrument 200707030079126, Register's Office for Davidson County, Tennessee.
- Memorandum of lease of record in Book 10584, Page 149, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **816 Hillview Heights , Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 11th DAY OF NOVEMBER, 2014.

Madeleine S. Newkirk by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MADELEINE S. NEWKIRK, and who acknowledged he/she/they executed the same as the free act and deed of the said MADELEINE S. NEWKIRK.

Witness my hand and official seal, this the 11th of November, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212