WARRANTY DEED

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

G-VRES-15-2121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Carla L.W. Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2015.

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

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)
John H. Noel, III and Melinda J. Welton	**Truxton Trust**	
(NAME)	(NAME)	**10410026800**
2121 32nd Avenue South	**4525 Harding Pike #300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37205**	
(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 **MARY K. BRADY, UNMARRIED AND JANE K. HOLSTON, UNMARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN H. NOEL, III AND MELINDA J. WELTON, HUSBAND AND WIFE,** 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 Lot 1-B, ZONE LOT DIVISION, LOTS 1 AND 2 ON THE PLAN OF THE FIRST REVISION OF WESTVIEW, as shown on plat of record in Plat Book 5200, Page 786, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary K. Brady and Jane K. Holston as joint tenants with right of survivorship by Warranty Deed from William F. Alexander, unmarried, recorded on the 4th day of December, 2002 in Instrument No. 20021204-0149293, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION, LOTS 1 AND 2 ON THE PLAN OF THE FIRST REVISION OF WESTVIEW, as recorded in Plat Book 5200, Page(s) 786, as revised in Plat Book 5800, Page 393.
- Covenants, Conditions and Restrictions as set forth in The Declaration of Covenants, Conditions and Restrictions recorded in Book 1759, Page 605, Book 1914, Page 528, Book 6271, Page 385, Book 6271, Page 402 and Book 7046, Page 560.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2121 32nd Avenue South, Nashville, Tennessee 37212**.

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.

BILL CARRETT, Davidson County
Trans:T20150029206 DEEDWARR
Recvd: 04/17/15 14:53 2 pgs
Fees:13.00 Taxes:1702.00
20150417-0034461

Witness my/our hand(s) this the 10th DAY OF APRIL, 2015.

Mary K. Brady

Jane K. Holston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY K. BRADY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE K. HOLSTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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