STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Kathleen A Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2016.

Notary Public
MY COMMISSION EXPIRES:
File No. G16-4466D

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

BILL GARRETT, Davidson County
Trans:T20160038210 DEEDWARR
Recvd: 05/09/16 09:21 2 pgs
Fees:13.00 Taxes:925.00
20160509-0045547

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brinton R. Ward, unmarried (NAME)	new owner (NAME)	42-7-71
209 Diane Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charles Steve Melton, Trustee of Josephine G. Melton Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brinton R. Ward, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Section Two, Haven Acres, as shown by plat of record in Plat Book 2331, Page 139, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Steve Melton, Trustee of Josephine G. Melton Trust from Josephine G. Melton, an unmarried person, by Quit Claim Deed dated January 21, 2015, as Instrument No. 20150205-0010769, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictive Covenants as recorded in Book 2592, page 183, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 139, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 209 Diane Drive, Madison, TN 37115.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and

assigns, against the lawful claims of all persons whomsoever. Whenever 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 5th day of May, 2016.

CHARLES STEVE MELTON, TRUSTEE OF
JOSEPHINE G. MELTON TRUST

By: + Charles D Melton
Charles S. Melton, Trustee

May 05, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles S. Melton, Trustee for Charles Steve Melton, Trustee of Josephine G. Melton Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of May, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066