Box 1

# WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires Oct. 9, ~~1999~~ 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,801.94**

Sarah L Dailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2000.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 2003.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 1404 Hazelwood Drive, Smyrna, TN 37167**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Sarah L. Dailey** | **PNC Mortgage Corp. of America** | **96-2-453DZ 62040** |
| (NAME) **120 Stewarts Ferry Pike** | (NAME) **333 E. Butterfield Road, #400** | |
| (ADDRESS) **Nashville, TN 37214** | (ADDRESS) **Lombard, IL 60148** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Milan H. Melton, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah L. Dailey, 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.47 on the Plan of Cloverbottom Subdivision, of record in Plat Book 1424, Page 50, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sarah L. Dailey and Milan H. Melton, unmarried persons by deed of record in Book 11283, Page 483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to PNC Mortgage Corp. of America of record in Book 11283, Page 486, and re-recorded in Book 11296, Page 30, said Register's Office with a present unpaid balance of approximately $72,801.94, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ☐
This is improved ☒ property, known as **120 Stewarts Ferry Pike, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Davidson County DEEDWARR
Recvd: 11/15/00 08:22 2pgs
Fees:11.00 Taxes:269.37

20001115-0113110

Witness my/our hand(s) this 27th day of October, 2000.

Milan H. Melton

Milan H. Melton

State of Tennessee County of Davidson

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

Witness my hand and official seal at Antioch, Tennessee, this 27th day of October, 2000.

Commission expires:

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires Oct. 9, ~~1998~~ 2003

Notary Public