WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,346.78

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/03/03 16:36 2pgs
Fees:13.00 Taxes:56.78

20030103-0001519

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omar Melo	Investors Service Company	Map 71-16
(NAME)	(NAME)	Parcel 39.00
1331 Jones Avenue	1108 Battlewood Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Franklin Tennessee 37069	
(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, Dorthea L. Williams , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Omar Melo, An Unmarried Person , 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:

All that certain plat, piece or parcel of land, with the buildings and improvements thereon erected, situate and lying in Davidson County, Tennessee, described as follow:

Being the south 50 feet of Lots No. 1 and 2 on the Plan of Subdivision of Lots 4 and 5 in A. B. Spain's Lichey Gardens as of record in Book 332, Page 5, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorthea L. Williams by deed from Dorothy V. Williams of record in Instrument #200002220016988, Register's Office for said County.

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

Subject to all matters as set forth per Plat Book 332, Page 5, Register's Office of said County.

This conveyance is subject to a Deed of Trust executed by Dorothea L. Williams to F. B. Murphy, Jr., Trustee (s) for Grassland Financial Services, Inc., dated 10/1/01, with an approximate unpaid balance of 15,000.00, of record in Instrument #20011090110133, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ☐

This is improved ☒ property, known as 1331 Jones Avenue, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 23rd day of December, 2002.

Dorthea L. Williams

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Dorthea L. Williams the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/23/2002

My Commission Expires:_____

Notary Public

File Number2212370
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167