2189

book 186

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melody A. Ford	Citizens Bank + Savings Co.	146-4-188
(NAME)	(NAME)	
4788 Trousdale Drive	1000 Urban Center Dr, Ste. 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Birmingham, AL 35242	
(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, Angela Melliere f/k/a Angela Ridley, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melody A. Ford, an unmarried woman, 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. 48 on the Zone Lot Division of Lots 1, 4, 6 and 7 of Magnolia Hall, or record in Book 6250, Page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angela Ridley by QuitClaim Deed dated September 19, 1991, from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, as of record in Book 8448, Page 994, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association by deed from Joel C. Wilson and wife, Patricia Wilson, as of record in Book 8176, Page 492, Register's Office for Davidson County, Tennessee.

Scott Melliere,joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Scott Melliere by Angela Melliere f/k/a Angela Ridley as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20060313 - 0028692, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4788 Trousdale Drive, Nashville, TN 37220

(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: 03/13/06 13:51 2 pgs
Fees:13.00 Taxes:471.75

20060313-0028693

Witness my hand this 3rd day of March, 2006.

Angela Melliere f/k/a Angela Ridley
Angela Melliere f/k/a Angela Ridley

Scott Melliere by Angela Melliere f/k/a Angela Ridley
Scott Melliere
By: Angela Melliere f/k/a Angela Ridley, as his 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, the within named Angela Melliere f/k/a Angela Ridley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of March, 2006.

Commission expires: 11/14/09

Sarah Drenske
Notary Public

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: 11/14/2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of March, 2006, before me personally appeared Angela Melliere, the person who executed the foregoing instrument on behalf of Scott Melliere, and acknowledged that she executed the same as the free act and deed of the said Scott Melliere, through Power of Attorney granted Angela Melliere by the said Scott Melliere.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of March, 2006.

Commission expires: 11/14/09

Sarah Drenske
Notary Public

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: 11/14/2009