Davidson County DEEDWARR
Recvd: 10/16/06 11:54 2 pgs
Fees:13.00 Taxes:976.80

20061016-0128030

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 264,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6th DAY OF OCTOBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01746 MELE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Scott Mele	same	MAP:
838 Clayton Avenue		Parcel:118-5-171.00
Nashville, TN 37204		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JONATHAN ANDREWS, AND WIFE, JILL C. ANDREWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

* ~~XXXXXXXXXXXXXXXXXXXX~~

* SCOTT E. MELE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 838 Clayton Avenue, Nashville, TN 37204

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Witness our hand on the 6th day of October, 2006.

Jonathan Andrews

Jill C. Andrews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at ~~Brentwood~~, Tennessee , this 6th day of October, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS 29 AND 30 ON THE PLAN OF JOSEPH VALUX LANDS, MAP OF BATTLEFIELD ESTATES, SECTION I, OF RECORD IN BOOK 843, PAGES 96 AND 97, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING LOT 4 ON THE MAP OF C.B. KELLEY'S SUBDIVISION OF THE SOUTH PARTS OF LOTS 29, 30, & 31, BATTLEFIELD ESTATES, SECTION I, NOT OF RECORD AND DESCRIBED ACCORDING TO A SURVEY MAD BY HAL R. SWANN, JR., SURVEYOR, DATED MARCH 12, 1964, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF EAST CLAYTON AVENUE, 530 FEET EAST OF THE EASTERLY MARGIN OF CRAIG AVENUE; THENCE NORTHERLY 176 FEET TO A POINT; THENCE EASTERLY 80 FEET TO A POINT, THE COMMON CORNER OF LOTS 3 AND 4; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 175 FEET TO THE NORTH MARGIN OF EAST CLAYTON AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN ANDREWS, AN UNMARRIED MAN AND JILL C. GETZ, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM CLIFTON S. COFFMAN, II AND WIFE, DIANNE ANDREWS COFFMAN, RECORDED ON THE 7TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030407-0045320, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Jill C. Getz having since married Jonathan Andrews and is now known as Jill C. Andrews.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.