Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tom Melcher and Sherry Melcher	Taylor, Bean &Whitaker Mtg. Corp.	00600015600
2352 Baker Road	1417 N. Magnolia Ave.	
Goodlettsville, TN 37072	Ocala, FL 34475	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

Davidson County DEEDWARR
Recvd: 09/25/08 09:13 2 pg
Fees:13.00 Taxes:1979.50
20080925-0097492

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $535,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2008.

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

Notary Public

My Commission Expires: 01/30/2012
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Arnold D. Lanius and wife, Pallie A. Lanius, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Tom Melcher and Sherry Melcher, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Beginning at a pin in the westerly right-of-way of Baker Road, being the northeast corner of a tract owned by William R. Covington, as of record in Deed Book 7186, Page 916, R.O.D.C., TN, and being the southeast corner of this tract, thence with the North line of Covington, S 67-34-04 W, 1153.71' to an iron pin, thence; S 16-44-28 E, 242.99' to an iron pin, thence; S 74-36-13 W, 856.51' to an iron pin, thence; S 14-52-46 W, 470.51' to an iron pin, thence; with a new line, N 31-38-58 W, 532.85' to an iron pin, thence; N 58-21-02 E, 1950.05' to an iron pin, thence; N 67-32-45 E, 485.00' to an iron pin in the right-of-way of Baker Road, thence; with said right-of-way Baker Road, S 200-25-47 E, 100.06' to an iron pin, thence; S 67-32-45 W, 481.46' to an iron pin, thence; S 22-12-58 E, 219.23' to an iron pin, thence; with said right-of-way, S 20-25-47 E, 8.00' to the point of beginning containing 15.12 acres more or less as per survey by C&K Surveyors, R.L.S. # 2395, dated December 16, 2007.

Being a part of the same property conveyed to Arnold D. Lanius and wife, Pallie A. Lanius, by Warranty Deed from Max T. Barnes and wife, Robin L. Barnes, dated May 25, 1999, recorded May 27, 1999, of record in Book 11497, Page 268, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **2352 Baker Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **23rd** day of **September, 2008.**

Arnold D. Lanius

Pallie A. Lanius

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Arnold D. Lanius and Pallie A. Lanius** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and official seal on this the **23rd** day of **September, 2008.**

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 01/30/2012