WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100032866 DEEDWARR
Recvd: 06/01/10 14:34 2 pgs
Fees:13.00 Taxes:516.15
20100601-0041955

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Melody Lynne Land
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF MAY, 2010.

Joyce Jordan
Notary Public

MY COMMISSION EXPIRES: September 19, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055
Reviewed by Brogdon, Creasy, & Sanders, PLLC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELODY LYNNE LAND	Middle Tennessee Mortgage, Inc.	108-04-0-087.00
(NAME)	(NAME)	
836 FITZPATRICK ROAD	210 Skyline Circle Suite A	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Dickson, TN 37055	
(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, **JEFF NELSON AND WIFE, KELLY NELSON (FORMERLY KNOWN AS KELLY C. LEWELLEN)** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELODY LYNNE LAND , 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:

LYING AND BEING LOT 286 OF SECTION THREE, LARCHWOOD OF RECORD IN PLAT BOOK 5200, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO KELLY C. LEWELLEN, UNMARRIED, JEFF NELSON, UNMARRIED, BY WARRANTY DEED FROM GARY W. O'CONNOR AND WIFE, NANCY L. O'CONNOR, DATED SEPTEMBER 29, 1993, RECORDED OCTOBER 4, 1993, IN BOOK 9101, PAGE 717, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KELLY NELSON AND KELLY C. LEWELLEN ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2010 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 836 FITZPATRICK ROAD, 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.

Witness our hands this 25th day of May, 2010.

JEFF NELSON

KELLY NELSON

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, JEFF NELSON AND WIFE, KELLY NELSON with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 25th day of May, 2010.

Commission expires: September 19, 2012

Joyce Jordan Notary Public

