# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/10 09:52 3 pgs
Fees:18.00 Taxes:608.65
**20100720-0056610**

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $164,500.00.

Affiant

16th Subscribed and sworn to before me this day of July, 2010

Notary Public Sheri Prow Parsons
My Commission expires: Jan 23, 2012
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Rebecca M. Melo | Tennessee Bank + Trust | 083-01-0-382.00 |
| 1402 Sharpe Avenue | 330 Mayfield Dr #C-6 | |
| Nashville, TN 37206 | Franklin, TN 37067 | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeremy Kelton, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rebecca M. Melo, a married person**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being the North 120 feet of the West 50 feet of Lot No. 4 and the North 120 feet of the East 10 feet of Lot No. 3 of Block "A" on the plan of Weakley Place, of record in Book 161, page 13, Register's Office for Davidson County, Tennessee, and described as follows:**

**Beginning at a point in the South margin of Sharpe Avenue, formerly Weakley Avenue, 115 more or less East of the East margin of 14th Street, being 10 feet West of the common corner of Lots Nos. 3 and 4; thence Southerly parallel with the line between Lots Nos. 3 and 4 and 10 feet West of the same, 120 feet to a point; thence easterly 60 feet to a point in the West line of Tract 2 of the property conveyed to Madeline W. Higgins et al, of record in Book 1082, page 489, said Register's Office, said point being 50 feet East of the line between Lots Nos. 3 and 4; thence with Higgin's West line Northerly 120 feet to the South margin of Sharpe Avenue; thence with the margin of the same Westerly 60 feet to the point of beginning.**

**Being the same property conveyed to Jeremy Kelton, unmarried, by deed from Louella L. Haywood, unmarried on January 22, 2010, of record in Instrument Number 20100127-0006839, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 131, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1402 Sharpe Avenue, Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 16 HKJ, 2010.

**Jeremy Kelton**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeremy Kelton, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 16 NKJ, 2010

My commission expires 8/23/14

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

