THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Selina Harris
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 11-1115

BILL GARRETT, Davidson County
Trans:T20120004072 DEEDWARR
Recvd: 01/18/12 10:07 2 pgs
Fees:13.00 Taxes:604.95
20120118-0004812

Property Address:
105 Chitwood Drive, Old Hickory, TN 37138
063.16-0B-186.00

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Johnnie E. Melzoni Jr. and Kimberly G. Melzoni f/k/a Kimberly G. Williams**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Anthony V. Santaguido, a married person**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Hampton Park, a Planned United Development, of record in Plat Book 6900, Page 550 through 552 as corrected in Book 7462, Page 445, and surveyor's certificate of correction of record in Book 8110, Page 401, as amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Christy M. Underhill and Husband, Michael L. Underhill, and Husband, dated October 30, 2002, and recorded November 1, 2002, in the Register of Deeds for the County of Davidson, as Document No. 20021101-0134461.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $163,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 12th day of January, 2012.

Johnnie E. Melzoni Jr. {Seal}

Kimberly G. Melzoni {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of January, 2012, before me the undersigned officer, personally appeared Johnnie E. Melzoni Jr. and Kimberly G. Melzoni, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission expires: _____

Grantors' Name, Address, Phone:
Johnnie E. Melzoni Jr. and Kimberly G. Melzoni

Grantee's Name, Address, Phone:
Anthony V. Santaguido
105 Chitwood Court
Old Hickory, TN 37138

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater is $163,500.00.
Subscribed and sworn before me this the 12th day of January, 2012.

Affiant

Notary Public

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN

My Comm. Expires May 5, 2015