WARRANTY DEED

Davidson County	DEEDWARR
Recvd: 04/13/12 12:19	3 pgs
Fees:18.00 Taxes:277.13	
20120413-0031810	

File No.: ALW-AV-12-3516

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-6-14

(AFFIX SEAL)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda K. Melson	Reliance First Capital, LLC	050-07-0-009.00
(NAME)	(NAME)	
3516 Moorewood Drive	270 South Service Road, Suite 25	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, JIMMY E. ALLEN, JR., MARRIED, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, BRENDA K. MELSON, unmarried hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section Four Village by the Creek Subdivision of record in Plat Book 6250, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jimmy E. Allen Jr., married by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., dated July 7, 2010, of record in Instrument Number 20100712-0054423, in the Register's Office for Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT THE PRINCIPAL OR MARITAL RESIDENCE OF GRANTOR, HIS SPOUSE, OR DEPENDANTS, AS DEFINED BY STATUTE.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3516 Moorewood Drive, Nashville, TN 37207
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my hand this 10th day of April, 2012.

Jimmy E. Allen, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmy E. Allen, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of April, 2012.

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

