Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120031639 DEEDWARR
Recvd: 05/01/12 09:37 2 pgs
Fees: 13.00 Taxes: 407.00
20120501-0037060

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica L. Tack	New Owner	13307017600
(NAME)	(NAME)	
3361 Mimosa Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, we, **Melinda Waddey Lakota (formerly known as) Melinda S. West, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jessica L. Tack, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 87, on the plan of Glencoe Acres, Section I, of record in Plat Book 1835, Page 136-138 and amended in Book 2294, Page 315, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Melinda S. West, unmarried by Deed from Gary W. Waddey Separate Property Trust established in the Gary W. Waddey and Jane G. Waddey Revocable Living Trust dated May 1, 1998, dated 07/21/2003 and filed for record on 07/25/2003 in Instrument 200307250104407, Register's Office for Davidson County, Tennessee. The said Melinda S. West is now known as Melinda Waddey Lakota pursuant to Docket No. 4862, filed 11/7/2011 in the chancery court for Perry County, Tennessee.

All matters as set forth per Plat Book 1835, Page 136, Plat Book 1835, Page 137, Plat Book 1835, Page 138, Book 02294, Page 315, said Register's Office.

Memorandum of Trust of record in Book 10914, Page 11, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3361 Mimosa Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or 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/or 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 30th day of April, 2012.

Melinda Waddey Lakota

Melinda Waddey Lakota

State of Tennessee
County of Wilson

Personally appeared before me Melinda Waddey Lakota, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

