BILL GARRETT, Davidson County
Trans:T20120071159 DEEDWARR
Recvd: 09/21/12 08:40 2 pgs
Fees:13.00 Taxes:601.25

20120921-0085799

WARRANTY DEED

JOHN LEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-JG-12-8842

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell C. Melvin	Russell C. Melvin	
7050 Corsica Dr.	(NAME) 7050 Corsica Dr.	
(ADDRESS) Germantown, TN 38138	(ADDRESS) Germantown, TN 38138	16900035600
(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 PHILIP E. CHAMBLEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSSELL C. MELVIN AND WIFE, SUZANNE A. MELVIN, 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:

BEING A TRACT OF LAND IN THE 35TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT 2:
BEGINNING AT AN IRON ROD SET IN THE SOUTHEAST MARGIN OF HESTER BEASLEY ROAD AT A DISTANCE OF 25 FEET FROM THE CENTER OF SAID ROAD, SAID POINT BEING A CORNER OF TRACT 1, THENCE LEAVING THE SOUTHEAST MARGIN OF HESTER BEASLEY ROAD WITH A BOUNDARY LINE OF TRACT 1 ON A NEWLY ESTABLISHED LINE SOUTH 59 DEG. 53 MIN. 14 SEC. EAST, 855.53 FEET TO AN IRON ROD SET IN A NORTHERN BOUNDARY LINE OF TRACT 3; THENCE ALONG BOUNDARY LINES OF TRACT 3 ON NEWLY ESTABLISHED LINES TO POINTS AS FOLLOWS: SOUTH 82 DEG. 00 MIN. 50 SEC. WEST, 624.59 FEET TO AN IRON ROD SET; NORTH 42 DEG. 25 MIN. 42 SEC. WEST, 435.13 FEET TO AN IRON ROD SET IN THE SOUTHEAST MARGIN OF HESTER BEASLEY ROAD; THENCE ALONG THE SOUTHEAST MARGIN OF HESTER BEASLEY ROAD TO POINTS AS FOLLOWS: NORTH 49 DEG. 17 MIN. 53 SEC. EAST, 81.33 FEET; NORTH 43 DEG. 30 MIN. 22 SEC. EAST, 109.81 FEET; NORTH 29 DEG. 14 MIN. 15 SEC. EAST, 71.21 FEET TO THE POINT OF BEGINNING, CONTAINING 5.02 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO PHILIP E. CHAMBLEE BY DEED FROM JAMES W. MORRIS AND MARGARET M. CAMPBELL, AS CO-TRUSTEES OF THE MARY B. JOHNSON REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 14, 2007, OF RECORD AT INSTRUMENT NO. 20101230-0104037, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 20, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 8842 Hester Beasley Road, Nashville, Tennessee 37221
(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 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/our hand(s) this 17th day of September, 2012.

Philip E. Chamblee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip E. Chamblee, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903