WARRANTY DEED

G-VRES-13-2104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Kimberly Ann Mele	Kimberly Ann Mele	
2104 West Linden Avenue (ADDRESS)	(NAME) 2104 West Linden Avenue (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	104-15-269.00

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 FREDERICK SANJEK UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY ANN MELE AND HUSBAND, SCOTT EUGENE MELE, 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 45, MAP OF LINDEN PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGES 121 AND 122, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FREDERICK SANJEK, AN UNMARRIED INDIVIDUAL BY WARRANTY DEED FROM MAYIBUYE MONANABELA, A MARRIED MAN AND NEFERTITI MAKEDA, HIS WIFE, RECORDED ON THE 6TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070206-0015288, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 547, PAGES 121 AND 122; AND RESTRICTIVE COVENANT FOR DETACHED STRUCTURE OF RECORD IN INSTRUMENT NO. 20110627-0049034, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2104 West Linden Avenue, Nashville, Tennessee 37212
(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 12th day of June, 2013.

Frederick Sanjek

BILL GARRETT, Davidson County
Trans:T20130063819 DEEDWARR
Recvd: 07/26/13 09:48 2 pgs
Fees:13.00 Taxes:2590.00

20130726-0077517

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederick Sanjek, 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 12th day of June, 2013.

Notary Public

My Commission Expires: 5 Jul 14

(SEAL)

PAUL F. SOPER
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