WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085531 DEEDWARR
Recvd: 10/03/13 10:24 3 pgs
Fees:18.00 Taxes:1480.00
20131003-0103868

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00

Erin L. Mello, Affiant (Print Name)

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 1st DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-14
(AFFIX SEAL)

TODD H. HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

THIS INSTRUMENT WAS PREPARED BY
Erin Bennett, Esq.
Prochaska Thompson Quinn & Ferraro, P.C.
401 Church Street, Suite 2600
Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
922 Acklen Avenue **Nashville, TN 37204**	**SAME AS OWNER**	105 09 0 386.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM E. HARKEY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIN LEHNER MELLO and JEFFREY JOSEPH MELLO,** MARRIED PERSONS, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

Being the same property conveyed to William E. Harkey by deed recorded at Instrument Number 20131003-0103867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property, known as 922 Acklen Avenue, Nashville, TN.

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 singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of October, 2013.

SELLER:

William E. Harkey

STATE OF TENNESSEE)
COUNTY OF Davidson)

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared **William E. Harkey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 1st day of October, 2013.

Notary Public

My Commission Expires: 3-3-14

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License ✓ Other: _____

TODD H. HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

RETURN TO:

_____

_____

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 922 Acklen Avenue
Nashville, TN

Map/Parcel: 105 09 0 386.00

Description:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Lyndal Roberts Subdivision, of record in Book 6200, page 320, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Said Lot No. 1 fronts 50.00 feet on the northerly margin of Acklen Avenue and extends back 225.00 feet on the easterly line and 225.01 feet on the westerly line to a 20 foot alley in the rear, measuring 38.15 feet thereon.