BILL GARRETT, Davidson County
Trans:T20140003269 DEEDWARR
Recvd: 01/15/14 10:59 2 pgs
Fees:13.00 Taxes:506.90

20140115-0004081

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 14 day of December, A.D., 2013, by and between

Jonathan M. Melander and spouse, Bethany Melander

First Parties, and

Aurora Cristina Palca and Badea Marian Palca, wife and husband

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

BEING LOT NO. 124, ON THE PLAN OF FARMINGHAM WOODS, PHASE II, SECTION 2, OF RECORD IN BOOK 7900, PAGE 424, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN M. MELANDER, UNMARRIED, AND RHONDA ANN BUCHEIT BY DEED FROM PATRICK JOHN BROWN AND WIFE, DAWN M. BROWN, RECORDED ON JUNE 5, 2009, OF RECORD IN INSTRUMENT NO. 20090605-0052321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ** ***

OWNER: Aurora Cristina Palca & Badea Marian Palca
5808 Avalon Ct.
Hermitage, TN 37076

RESPONSIBLE TAXPAYER: New Owner

Map and Parcel: 087-05-0A/096.00CO

CLT # _____

**Being the same property further conveyed to Jonathan M. Melander by Quit Claim Deed from Rhonda Ann Bucheit and spouse, Frank Bucheit recorded on 1-15-14 of record in instrument no. 20140115-0004080 Register's Office for Davidson County, Tennessee. The said Frank Bucheit joining in the conveyance as to his marital interest in the said property.

***The said Bethany Melander joining in this conveyance as to her marital interest in the said property if any.

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ Jonathan M. Melander

× _____ Bethany Melander

✓STATE OF MARYLAND
COUNTY OF Allegany

Personally appeared before me, Jonathan M. Melander and spouse, Bethany Melander , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 20 13.

✓ _____ Notary Public

My Commission Expires: June 21, 2016

State of Tennessee
County of Sumner

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 137,000.00. Affiant _____

Subscribed and sworn to before me this ~~4th~~ 16th day of ~~October~~ December, 20 ~~13~~ 13.

My Commission Expires: ~~June 21, 2016~~ 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

CYNTHIA L. EDWARDS
NOTARY PUBLIC
ALLEGANY COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 21, 2016

Lindsey Boswell
Notary Public

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