WARRANTY DEED VB2014 0082	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 05/09/14 15:45 3 pgs Fees:18.00 Taxes:222.00 20140509-0040025	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $60,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 7TH DAY OF MAY, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cole Melcher **4425 Westlawn Drive C207** **Nashville, TN 37209**	**Same**	**044 11 0 23.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Ralph H. Dunaway, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Cole Melcher, a married man, *(hereinafter called "Grantee")*, a certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Property located in the Fourth Civil District of Davidson County, Tennessee, being Lot 146, Section A, Village of Old Hickory, as shown on the plan of record dated July 16, 1948, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph H. Dunaway and Jean R. Dunaway by quitclaim deed from Ralph H. Dunaway, dated 7/15/1997 of record in Book 10529, Page 843, Register's Office for Davidson County, Tennessee. Jean R. Dunaway having deceased on 4/11/2010. Prior Title to Ralph H. Dunaway of record in Book 10501, Page 654, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **122 Orchard Drive, Old Hickory, TN 37138-3419**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 1424, Page 68;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of May, 2014.

GRANTOR:

Ralph H. Dunaway

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Ralph H. Dunaway, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 7th day of May, 2014.

JULIE COAUL
STATE OF TENNESSEE
NOTARY PUBLIC
AURY COUNTY, TENN.

Notary Public
My Comm. Exp.: 5-24-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

My commission expires: 5/24/2017