This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14406

BILL GARRETT, Davidson County
Trans:T20140072199 DEEDWARR
Recvd: 09/26/14 08:02 2 pgs
Fees:13.00 Taxes:617.90
20140926-0088640

Send Tax Bills To:

New Owner

New Owner is:
Ashley R. Siptak
5025 Hillsboro Pike, Apt. 10-A
Nashville, TN 37215

MAP: 131-01-0D

PARCEL: 063.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jerri Melinda Cameron n/k/a Melinda Cameron Flatt**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ashley R. Siptak, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **5025 Hillsboro Pike, Apt. 10-A, Nashville, TN 37215**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 63, also known as Apartment No. 10-A, on the Plan of Georgetown Condominium Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with an undivided .410 percent interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516, Book 10225, Page 413 and Instrument Number 20120823-0076049, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jerri Melinda Cameron by Warranty Deed from Otis Boyd Cheshire, Jr., as Executor for The Estate of Sara Caroline Cheshire, deceased, dated 10/27/11 and recorded 10/27/11 in Instrument Number 20111027-0083816, Register's Office for Davidson County, Tennessee. Jerri Melinda Cameron having since married and is now known as Melinda Cameron Flatt.

This property has never been the marital residence of Grantor(s) and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

JMC MCF

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of September, 2014.

GRANTOR(S):

Jerri Melinda Cameron a/k/a Melinda Cameron Flatt

JERRI MELINDA CAMERON N/K/A MELINDA CAMERON FLATT

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Melinda Cameron Flatt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of ~~September, 2014~~.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$167,000.00**.

Emily Jones
AFFIANT

SWORN TO and subscribed before me this 22nd day of September, 2014.

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 3, 2015

Tracey Perry
NOTARY PUBLIC
My commission expires: 3-3-15