Davidson County DEEDWARR
Recvd: 12/19/14 16:04 2 pgs
Fees:13.00 Taxes:614.20
20141219-0116587

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December 2014. Notary Public MY COMMISSION EXPIRES: 4/20/15 (AFFIX SEAL)

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires April 20, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Staci E. Lynn, an unmarried woman	Freedom Mortgage Corporation	173 09 0A 259.00
(NAME)	(NAME)	
8610 Gauphin Place	2180 W State Road 434 Suite 2180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Longwood, FL 32779	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Six Thousand And No/100 Dollars ($166,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Randall L. Melvin and wife, Tara N. Melvin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Staci E. Lynn, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Phase "E", Lenox Village, Urban Design Overlay, of record in Instrument No. 20040109-0003952, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randall L. Melvin and wife Tara N. Melvin by Warranty Deed from Justin D. Atkins, unmarried dated December 10, 2009 and recorded December 15, 2009 in Instrument No. 20091215-0114147 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8610 Gauphin Place, Nashville, TN 37211

File Number: MTJ-142371

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 18th day of December, 2014.

Randall L. Melvin

Randall L. Melvin

Tara N. Melvin

Tara N. Melvin

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Randall L. Melvin and Tara N. Melvin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 2014.

Notary Public

My Commission Expires: 10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017