RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN145217

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000658 DEEDWARR
Recvd: 01/05/15 12:55 2 pgs
Fees:13.00 Taxes:370.00
20150105-0000820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2014.

NOTARY PUBLIC

My commission expires: 10/3/16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy R Melechinsky 3200 Harlin Drive Nashville, TN 37221	Same address as new owner	119-13-0-035.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DONALD W. ADAMS SR., UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TIMOTHY R MELECHINSKY, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND IN Davidson County, Tennessee, being Lot No. 21 on the Plan of an Addition to and Revision of Lots 93 thru 97 on the Plan of H.G. McNabb Subdivision, as of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Donald W. Adams, Sr., an unmarried person, by Warranty Deed from Archie D. Carden, Trustee, dated April 6, 1990 and recorded on April 24, 1990, of record in Official Records Book 8094, Page 913, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 3018 Harlin Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of December, 2014.

Donald Adams Sr.

DONALD W. ADAMS SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Donald W. Adams Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of December, 2014.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: 10/3/18

