WARRANTY DEED

File #14326

BILL GARRETT, Davidson County
Trans: T20150016976 DEEDWARR
Recvd: 03/09/15 15:43 2 pgs
Fees: 13.00 Taxes: 625.30

20150309-0020118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp. MAY 8 2018

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel DeSalvatore	SAME	-14604018800
(NAME)	(NAME)	
4788 Trousdale Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Melody Mercer and husband, Gregory A. Mercer,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel DeSalvatore, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 4B on the Plan of Zone Lot Division of Lots 1, 4, 6, and 7, of Magnolia Hall of record in Plat Book 6250, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melody A. Ford, an unmarried woman by Warranty deed from Angela Melliere f/k/a Angela Ridley, married of record in Instrument No. 20060313-0028693, rerecorded at Instrument 20060419-0044989 Register's Office for Davidson County, Tennessee, dated March 3, 2006 and recorded on March 13, 2006.. Melody A. Ford is now known as Melody Mercer. Gregory A. Mercer, spouse of Melody Mercer, joins in this conveyenace for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property.

unimproved ☐
This is improved ☒ property, known as 4788 Trousdale Dr., Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 11th day of February, 2015.

Melody Mercer

Gregory A. Mercer

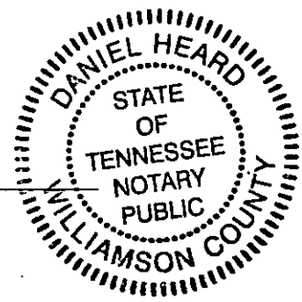
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Melody Mercer and Gregory A. Mercer, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that
he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2015.

My commission expires: 9-5-2016

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027