Davidson County	DEEDWARR
Recvd: 04/01/15 10:12	2 pgs
Fees:13.00 Taxes:1183.63	
20150401-0028075	

150179

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $319,900.00.

Affiant

Subscribed and sworn before me this the 27th day of March, 2015.

Notary Public
My commission expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Richard C. Foster 1117 Hidden Valley Rd Brentwood, TN 37207	New Owner	07203038600

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRUCE MELANCON AND LAUREN MELANCON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RICHARD C. FOSTER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

(CB) unmarried

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 215 on the Map of Inglewood Place of record in Instrument Number 20071011-0120923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Bruce Melancon, a single person by Warranty deed from Castle Rock Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100405-0025096 Register's Office for Davidson County, Tennessee, dated April 2, 2010 and recorded on April 5, 2010.(Value of consideration shown in aforementioned deed $253,000.00.)Being also known as 1217 McChesney Ave Nashville, TN 37216.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1217 McChesney Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of March, 2015.

Bruce Melancon

Lauren Melancon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bruce Melancon and Lauren Melancon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2015.

My commission expires:

1/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018