SARAH S. GIBSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of April, 2015. Notary Public My commission expires: 3-23-2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Philip O. Melby, III	**NEW OWNER**	**104-06-0-259.00**
112 N Nash Street		
Starkville, MS 39759		

FOR AND IN 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,

LAUDINE G. CLARK,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHILIP O. MELBY III, AND CINDY B. MELBY,

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 the east 27 feet of Lot No. 60 and the west 23 feet of Lot No. 61, as shown on the map entitled Bransford Realty Company's West End Subdivision, of record in Plat Book 332, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of said lots front together 50 feet on the southerly side of Vanderbilt Place, formerly Beech Avenue, and run back between parallel lines 135 feet more or less to an alley.

Being the same property conveyed to JESSE J. CLARK and wife, LAUDINE G. CLARK, by deed from JAMES A. KIRTLAND and wife, GEORGIA L. KIRTLAND, of record in Book 6521, page 287, dated March 28, 1985, said Register's Office.

The said JESSE J. CLARK having died on or about March 25, 1991, leaving the said LAUDINE G. CLARK as the surviving tenant by the entirety.

LAUDINE G. CLARK conveyed her interest to CLARK PARTNERS, L.P., a Tennessee limited partnership by quitclaim deed of record in Instrument No. 20041230-0154819, dated December 30, 2004.

CLARK PARTNERS, L.P. conveyed its interest to LAUDINE G. CLARK, by quitclaim deed of record in Instrument No. 20100927-0076680, dated August 31, 2010, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

BILL GARRETT, Davidson County
Trans:T20150033800 DEEDWARR
Recvd: 05/04/15 10:57 2 pgs
Fees:13.00 Taxes:925.00
20150504-0039997

This is improved property known as **3103 Vanderbilt Pl, Nashville, TN 37212**.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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/our hand(s) this 30th day of April, 2015.

Laudine G. Clark

Laudine G. Clark

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Laudine G. Clark**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **April, 2015.**

Notary Public

My Commission Expires: 9-29-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY