WARRANTY DEED TT2015 313	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 05/26/15 07:14 3 pgs Fees:18.00 Taxes:756.65 **20150526-0047696**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,500.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 22ND DAY OF MAY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jenna L. Volk **1249 Brentwood Highlands Drive** **Nashville, TN 37211**	**Same**	**172 04 OA 068.00,**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Katelyn Hicks, now known as Katelyn Melgar, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Jenna L. Volk, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 74 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Plat at Instrument No. 20000209-0013331, 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 Katelyn Hicks, unmarried, by deed of record in Davidson County, TN instrument no. 20140918-0085912. Bryant Melgar, joins in this conveyance to convey and right, title and interest in and to the property by virtue of marriage to Katelyn Hicks.

The above-described property is improved property known as **1249 Brentwood Highlands Dr., Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record in Instrument No. 20000209-0013331; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 22nd day of May, 2015.

GRANTOR:

Katelyn Hicks Melgar

Bryant Melgar

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Katelyn Hicks Melgar and husband Bryant Melgar with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themself to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 22nd day of May, 2015.

Notary Public
My comm. Exp.: 5-24-17

JULIE COONS
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY, TENN

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

