BILL GARRETT, Davidson County
Trans:T20150071057 DEEDWARR
Recvd: 08/21/15 15:05 2 pgs
Fees:13.00 Taxes:592.00
20150821-0084788

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
William A. Melton & Kayley L. Melton
5141 Lana Renee Court
Hermitage, TN 37076

SEND TAX BILL TO:
Peoples Home Equity
5205 Maryland Way, #101
Brentwood, TN 37027

MAP/PARCEL 098-02-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jeanie L. Gentry n/k/a Jeanie L. DiNenna and husband, Eric J. DiNenna,** has this day bargained and sold, and does hereby transfer and convey unto **William A. Melton and Kayley L. Melton, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Resubdivision of Lots 42-56 Roxborough, of record in Plat Book 5210, Page 76, 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 Jeanie L. Gentry and Eric J. DiNenna, both unmarried by Warranty Deed from Jackie Glenn Cotton, a single person, of record in Instrument No. 20001229-0127372, Register's Office for Davidson County, Tennessee, dated December 27, 2000 and recorded on December 29, 2000. The said Jeanie L. Gentry having since married and now being known as Jeanie L. DiNenna.

This is improved property known as: **5141 Lana Renee Court, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5210, page 76, and restrictions in Book 5302, page 669, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 14th day of August, 2015.

Jeanie L. DiNenna

Eric J. DiNenna

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeanie L. DiNenna and Eric J. DiNenna,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of August, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-05-15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of August, 2015.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires August 3, 2018

My Commission Expires: _____