NEW OWNER:
MYRNA J. MELVIN
182 LAKE CHATEAU DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1259

Map & Parcel
097080A05500CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150101359 DEEDWARR
Recvd: 12/01/15 08:50 3 pgs
Fees:18.00 Taxes:388.50
20151201-0120817

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Five Thousand and 00/100 Dollars ($105,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHNNIE OPHELIA BAKER, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MYRNA J. MELVIN, unmarried,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. K-1 in the Lake Chateau Condominium, as shown on the Plan of Lake Chateau, of record in Book 6250, Pages 607, 608 and 609, in the Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JOHNNIE OPHELIA BAKER, unmarried by Warranty Deed from Kenneth E. Smith, unmarried, dated June 30, 1995, and of record in Book 9725, Page 149, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **182 LAKE CHATEAU DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Pages 607, 608, and 609, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 24th day of November, 2015.

Johnnie Ophelia Baker

JOHNNIE OPHELIA BAKER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHNNIE OPHELIA BAKER**, 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 and official seal at office this 24th day of November, 2015.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$105,000.00** .

AFFIANT

Sworn to and subscribed to before me this 24th day of November, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018