Davidson County DEEDWARR
Recvd: 12/03/15 15:19 3 pgs
Fees:18.00 Taxes:436.60
20151203-0122079

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Alexandra D Melton
Affiant

Subscribed and sworn to before me, this 30TH DAY OF NOVEMBER, 2015.

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

MARILYN C. NEWMAN STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALEXANDRA MELTON and BRYAN MELTON, married	Bartlett Mortgage, Inc (NAME)	052130B08000CO
1135 Alandee St. (ADDRESS)	2860 Stage Village Cove (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Bartlett, TN 38134 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROGER L. ELDRIDGE, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ALEXANDRA MELTON and BRYAN MELTON, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 123 OF THE CONDOMINIUM SITE PLAN OF PHASE II-C, SECTION 3 ON THE PLAN OF RIVER GLEN OF RECORD IN PLAT BOOK 9700, PAGES 18 AND 19, 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 ROGER L. ELDRIDGE, UNMARRIED, BY DEED FROM FOX RIDGE HOMES, INC. OF RECORD IN BOOK 10150, PAGE 349, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1135 Alandee St, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our 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 November, 2015.

WARRANTY DEED
(Continued)

Roger L. Eldridge

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER L. ELDRIDGE, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2015.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumhour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumhour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY