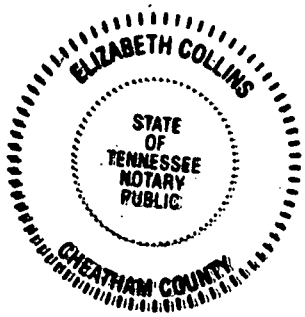
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2016.

Elizabeth Collins
Notary Public

MY COMMISSION EXPIRES: 10/23/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry F. Melnick	Bank of America	061 00 0 024.04
(NAME)	(NAME)	
607 Ben Allen Road	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Ft. Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David Birchett and Paula R. Birchett, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Larry F. Melnick, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962 as follows:

Beginning in the easterly margin of Ben Allen Road, 485 feet from the corner of Lot #246 in Maplewood Heights Subdivision, Book 547, page 103, Register's Office for said County; thence North 17 degrees 45 minutes West, 52 feet; thence North 72 degrees 15 minutes East 400 feet to Nickens line; thence South 17 degrees 45 minutes east 50 feet; thence south 72 degrees west, 400 feet to the beginning.

Being the same property conveyed to David Birchett and Paula R. Birchett, husband and wife by Warranty Deed from Charles Milton Creasy, Jr. and Denise Yvonne Creasy, husband and wife, dated 12/29/2006, recorded 01/08/2007, of record in Instrument No. 20070108-0002939, in the Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 547, Page 103; Agreement for Dedication of Easement recorded of record in Book 4259, Page 952, in the Register's Office for Davidson County, Tennessee. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans: T20160018009 DEEDWARR
Recvd: 03/04/16 12:01 2 pgs
Fees: 13.00 Taxes: 517.63



20160304-0020946

unimproved ☐

This is improved ☑ property, known as 607 Ben Allen Road, Nashville, TN 37216

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 17th day of February, 2016.

David Birchett

Paula R. Birchett

State of Tennessee
County of Wilson

Personally appeared before me David Birchett and Paula R. Birchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of February, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122