28310-8
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160019322 DEEDWARR
Recvd: 03/09/16 12:26 2 pgs
Fees: 13.00 Taxes: 1217.30
20160309-0022581

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$329,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2016.

Notary Public

My commission expires: 11/6/17
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard Melamed **Melissa Melamed**	**New Owners**	**Map 115-05-0 Parcel 042-00**
6845 Pennywell Drive		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Malcolm S. Ketchum and wife, Dorothy B. Ketchum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Melamed and Melissa Melamed, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of West Meade Hills, Section V, of record in Book 3300, Page 98, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Malcolm S. Ketchum and wife, Dorothy B. Ketchum, by Deed dated August 12, 1963 from Davidson Road Corporation, a Tennessee corporation, of record in Book 3613, Page 281, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Malcolm S. Ketchum, pursuant to a Power of Attorney executed by same on the 25th day of March, 2014, of record in Instrument No. 20160303-0020748, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Dorothy B. Ketchum, pursuant to a Power of Attorney executed by same on the 25th day of March, 2014, of record in Instrument No. 20160303-0020752, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 3300, Page 98, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **6845 Pennywell Drive, Nashville, Tennessee 37205**

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 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 8 day of **March, 2016.**

Malcolm S. Ketchum by Jerry L. Ketchum, Attorney-in-Fact

Malcolm S. Ketchum by Jerry L. Ketchum, Attorney-in-Fact

Dorothy B. Ketchum by Jerry L. Ketchum, Attorney-in-Fact

Dorothy B. Ketchum by Jerry L. Ketchum, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8 day of March, 2016, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Jerry L. Ketchum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Malcolm S. Ketchum and Dorothy B. Ketchum,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said , **Malcolm S. Ketchum and Dorothy B. Ketchum**, for the purpose therein contained, by signing the name of **Malcolm S. Ketchum and Dorothy B. Ketchum,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of **March, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17