BILL GARRETT, Davidson County
Trans:T20160033149 DEEDWARR
Recvd: 04/22/16 09:48 2 pgs
Fees:13.00 Taxes:328.93
20160422-0039202

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

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

ADDRESS NEW OWNER:
C.R. Melberg & Kasey Melberg
1213 Timber Valley Drive
Nashville, TN 37214-4234

SEND TAX BILL TO:
New Owner

MAP/PARCEL 108-12-0-068.00

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, **Jami G. Mayberry, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **C.R. Melberg and wife, Kasey Melberg,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46-A on the Plan of Zone Lot Division Lot 46, 47, & 48 of Section 4 of East Lake Subdivision of record in Plat Book 6250, Page 152, a revision of Plat Book 5800, Page 245, 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 Jami G. Mayberry, unmarried by Warranty deed from Renorva M. Glover, unmarried of record in Book 10665, page 523, Register's Office for Davidson County, Tennessee, dated October 28, 1997 and recorded on October 31, 1997.

This is improved property known as: **1213 Timber Valley Drive, Nashville, Tennessee 37214-4234**

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 2016 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 matters shown on the plat of record in Book 6250, page 152, a revision of Plat Book 5800, Page 245, and restrictions in Book 6152, page 427, 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 20th day of April, 2016.

Jami G. Mayberry by Lynn Morrow as attorney in fact

Jami G. Mayberry by Lynn Morrow,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynn Morrow,** as attorney-in-fact for **Jami G. Mayberry**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said **Lynn Morrow** the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said **Jami G. Mayberry** and recorded simultaneously herewith in Book *, Page ____, of the Register's Office of Davidson County, Tennessee.

*20160422-0039201

WITNESS my hand and official seals at office this 20th day of April, 2016.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: 12-5-17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, ~~for this~~ transfer is $88,900.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of April, 2016.

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1-6-20