WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/16 13:52 2 pgs
Fees:13.00 Taxes:1505.72
20160506-0045214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Aaron M. Robinson	Aaron M. Robinson	118 06 0D 059.00
(NAME)	(NAME)	
300 Artisan Ln.	300 Artison Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Six Thousand Nine Hundred Fifty And No/100 Dollars ($406,950.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **McCartney B. Melick, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aaron M. Robinson, a single man**, 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 Unit 59, Gale Park Single Family Homes, A Condominium, as described in Declaration of Record in Instrument No. 20110224-0015356, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Melick and McCartney B. Melick, Husband and Wife by Warranty Deed from Gale Park, LLC dated May 30, 2013 and recorded June 05, 2013 in Instrument No. 201306050056868 in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to McCartney B. Melick by Quit Claim Deed from John Melick dated March 26, 2015 and recorded May 01, 2015 in Instrument No. 201505010039154 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 300 Artisan Ln., Nashville, TN 37204

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, has 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 our hands this 4th day of May 2016

McCartney B. Melick

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.McCartney B. Melick, a single manthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018

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