WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Please Record & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs WAy., Ste. 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Benjamin T. Elder	Prime Residential Mortgage, Inc	34-9-21
(NAME)	(NAME)	
1515 Monticello Avenue	14800North 2200 West	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161158

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Arianna Melendez, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Benjamin T. Elder, unmarried 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. :

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 5, on the plan of Rebecca Heights, which is of record in Book 2330, Page 150, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof. Said Lot No. 5 fronts 126.5 feet on the easterly side of Monticello Drive and extends back between lines 295 feet on the northerly line and 295.3 feet on the southerly line, to a dead line in the rear, measuring 141.5 feet thereon.

Being the same property conveyed to Arianna Melendez, a married woman by Special Warranty Deed from Tiger Financial Corporation, dated April 25, 2013 and filed of record in Instrument No. 20130429-0042101, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1515 Monticello Avenue, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20160054980 DEEDWARR
Recvd: 06/28/16 11:23 2 pgs
Fees:13.00 Taxes:565.36
20160628-0065804

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of June, 2016

Arianna Melendez

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Arianna Melendez, the 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, at office, this 24th of June, 2016.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017