WARRANTY DEED

File #16299

BILL GARRETT, Davidson County
Trans: T20160071630 DEEDWARR
Recvd: 08/17/16 14:06 2 pgs
Fees: 13.00 Taxes: 407.00
20160817-0085993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/20/16

(AFFIX SEAL)

JENNIFER THOMAS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent A. Dukhie	New Owner	-135-08-0A-707.00-CO
(NAME)	(NAME)	
707 Longhunter Court	"	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-3705	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Bryant Melgar, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent A. Dukhie, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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 707 in Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, as shown on the Plan of record in Book 5200, Page 80, and Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Bryant Melgar, an unmarried man by Warranty deed from Martin C. Barrows, an unmarried man of record in Instrument No. 20110801-0058918 Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on August 01, 2011. Katelyn Marie Melgar , spouse of Bryant Melgar, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 707 Longhunter Court, Nashville, TN 37217-3705

(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 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, 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 hand this 16th day of August, 2016.

Bryant Melgar by Amanda Johnson, attorney in fact

Bryant Melgar by Amanda Johnson, his attorney in fact

Katelyn Marie Melgar by Amanda Johnson attorney in fact

Katelyn Marie Melgar by by Amanda Johnson, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amanda Johnson,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Bryant Melgar** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Bryant Melgar**, and is authorized by **Bryant Melgar** to execute this instrument on his behalf.

This the 16th day of August, 2016.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amanda Johnson,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Katelyn Marie Melgar** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Katelyn Marie Melgar** , and is authorized by **Katelyn Marie Melgar** to execute this instrument on her behalf.

This the 16th day of August, 2016.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027