BILL GARRETT, Davidson County
Trans:T20160072981 DEEDWARR
Recvd: 08/22/16 10:55 2 pgs
Fees:13.00 Taxes:884.30
20160822-0087450

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167774

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Gregory Yusko and CaitlinT. Muller 610 Huntington Parkway Nashville, TN 37211	USAA 10750 McDermott Fwy San Antonio, TX 78288	161 10 0 011.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Nine Thousand and 00/100 Dollars ($239,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICK MELAMED AND WIFE, MELISSA MELAMED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW GREGORY YUSKO AND CAITLIN T. MULLER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County Tennessee, being known as Lot No. 69 Section 1 on the Plan of Huntington Park Subdivision, of record in Book 4175, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rick Melamed and wife, Melissa Melamed, by Warranty Deed from Henrietta Crandall and husband, Robert Crandall, dated 1/12/16, recorded 1/19/16, of record in Instrument #20160119-0005233, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Henrietta Crandall and husband, Robert Crandall, by Quit Claim Deed from Henrietta White Tierney, now known as Henrietta Crandall, dated 2/2/2001, recorded 2/28/01, of record in Instrument No. 20010228-0018308, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to John Joseph Tierney Jr. and wife, Henrietta White Tierney by Warranty Deed from Ted G. Miller and wife, Priscilla T. Miller, dated 03/02/77, recorded 03/11/77, of record in Book 5123, Page 360, in the Register's Office for Davidson County, Tennessee. Said property being divested out of John Joseph Tierney by Final Divorce Decree. Docket No. 75267, Circuit Court for Davidson County, Tennessee.

The address of the herein described property is believed to be 610 Huntington Parkway, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of August, 2016.

Rick Melamed
RICK MELAMED

Melissa Melamed
MELISSA MELAMED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Rick Melamed and wife, Melissa Melamed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of August, 2016.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY