RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167871

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160079631 DEEDWARR
Recvd: 09/12/16 11:22 2 pgs
Fees:13.00 Taxes:612.78
20160912-0095525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,615.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2016.

NOTARY PUBLIC

My commission expires: 01/15/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Nathaniel R. Lampa and Joanna Branson 3018 Harlin Drive Nashville, TN 37211	new owner	119 13 0 035.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand Six Hundred Fifteen and 00/100 Dollars ($165,615.00), 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, **TIMOTHY R. MELECHINSKY, A SINGLE MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NATHANIEL R. LAMPA AND JOANNA BRANSON,** husband and wife 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 Lot No. 21 on the Plan of an Addition to and Revision of Lots 93 thru 97 on the Plan of H.G. McNabb Subdivision, as of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy R. Melechinsky, a single man, by Warranty Deed from Donald W. Adams, Sr., unmarried, dated 12/29/2014, recorded 1/5/2015, of record in Instrument #20150105-0000820, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Donald W. Adams, Sr., an unmarried person by Warranty Deed from Archie D. Carden, Trustee, dated 4/6/1990, recorded 4/24/1990, of record in Book 8094, page 913, said Register's Office.

The address of the herein described property is believed to be 3018 Harlin Drive, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 he is lawfully seized and possessed of said real estate; that he 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 the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his 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 7th day of September, 2016.

TIMOTHY R. MELECHINSKY

STATE OF SouthCarolina
COUNTY OF Charleston

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

WITNESS my hand and seal, this the 7th day of September, 2016.

Notary Public

Gerald L. Blake
Printed Notary Name

My commission expires: 4/27/26

GERALD L. BLAKE
Notary Public
State of South Carolina
My Commission Expires Apr 27, 2026