# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160086512 DEEDWARR
Recvd: 10/03/16 09:12 2 pgs
Fees: 13.00 Taxes: 740.00
20161003-0103724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 5, 2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — MONTGOMERY

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George Lauderback, II | New Owner | |
| (NAME) | (NAME) | 091-09-0-223.00 |
| 704 Lauderback Ridge | | |
| (ADDRESS) | (ADDRESS) | |
| Smyrna, TN 37167 | | |
| (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, WE, **WESLEY A. MELVIN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE LAUDERBACK, II AND WIFE, TINA LYNN LAUDERBACK,** 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:

**Being Lot No. 21, Block E, on the Map of Crolywood Subdivision, Section II, of record in Book 1130, Page 100, 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 Wesley A. Melvin, An Unmarried Man by Warranty Deed from Billy G. Adkisson and wife, Peggy Adkisson, recorded on the 28th day of March, 1996 in Deed Book 9994, Page 432, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to 2016 Real Property taxes; and All matters appearing on the plan of record in Plat Book 1130, Page 100, said Register's Office.**

unimproved
This is improved x property, known as 6335 Alamo Place, Nashville, TN 37209
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 30th day of September, 2016

Wesley A. Melvin

WESLEY A. MELVIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wesley A. Melvin, the bargainor, 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 official seal at Nashville, Tennessee this 30th day of September, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019