Davidson County DEEDWARR
Recvd: 10/11/16 12:15 3 pgs
Fees:18.00 Taxes:666.00
20161011-0107371

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2606B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Richard Melamed and Melissa Melamed	New Owner	156-02-0-019.00
649 Harpeth Knoll Rd	809 Pine Terrace Dr.	
Nashville, TN 37221-3513	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROBERT A. RAMIREZ, AND MARIA E. RAMIREZ, AND CHRISTINA N. RAMIREZ AND THELMA J. HALL, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICHARD MELAMED AND MELISSA MELAMED, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Lot No. 248 on the Plan of Section 2 Harpeth Valley Park of record in Plat Book 3700, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert A. Ramirez, Maria E. Ramirez and Christina N. Ramirez, all unmarried, all minor children, as tenants in common by Warranty deed from David Matthew Hamilton and Jennifer B. Hamilton of record in Book 11628, page 878, Register's Office for Davidson County, Tennessee, dated August 18, 1999 and recorded on August 20, 1999.

Being the same property conveyed to J. Carlton Drumwright Trustee by Quitclaim Deed from Robert A. Ramirez, Maria E. Ramirez and Christina N. Ramirez of record in Instrument No. 20160809-0082648, Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded o August 09, 2016 and within the same deed the said J. Carlton Drumwright, Trustee conveyed his interest in the subject property to Robert A. Ramirez, Maria E. Ramirez, Christina N. Ramirez and Thelma J. Hall, as tenants in common with right of survivorship

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3700, Page 129, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3857, Page 858, as amended in Book 4148, Page 696, Book 4226, Page 825, Book 5051, Page 92, Book 5197, Page123 and Book 5228, Page 718, in the Register's Office for Davidson County, Tennessee.

Driveway Easement of record in Book 4799, Page 613, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 11628, Page 878, in the Register's Office for Davidson County, Tennessee.

This is property known as 649 Harpeth Knoll Rd, Nashville, TN 37221-3513

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 7th day of October, 2016.

Robert A. Ramirez By Thelma J. Hall, Attorney-In-Fact

Robert A. Ramirez

By: Thelma J. Hall, Attorney-In-Fact

Maria E. Ramirez By Thelma J. Hall, Attorney-In-Fact

Maria E. Ramirez

By: Thelma J. Hall, Attorney-In-Fact

Christina N. Ramirez By Thelma J Hall, Attorney-In-Fact

Christina N. Ramirez

By: Thelma J. Hall, Attorney-In-Fact

Thelma J. Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thelma J. Hall** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Robert A. Ramirez, Maria E. Ramirez and Christina N. Ramirez for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Robert A. Ramirez, Maria E. Ramirez and Christina N. Ramirez, and is authorized by Robert A. Ramirez, Maria E. Ramirez and Christina N. Ramirez to execute this instrument on their behalf. Pursuant to Powers of Attorney of record in Instrument Nos. 20160809-0082649, 20160809-0082650, and 20160809-0082651, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this 7th day of October, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, THELMA J. HALL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of October, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 16-2606B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

