WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170002395 DEEDWARR
Recvd: 01/10/17 10:09 2 pgs
Fees:13.00 Taxes:2386.50
20170110-0002702

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $645,000.00.

Affiant

Subscribed and sworn to before me this 5 day of January, 2017.

Tabatha Edwards
Notary Public
My Commission expires: 11-5-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan D'Agostino	New Owner	102-15-0-014.00
733 Newberry Road		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rosaland J. Melton-Patrick, a ½ undivided interest and Excel Builders of Tennessee, a ½ undivided interest**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan D'Agostino and Jade D'Agostino, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Brook Meade, Section VI, of record in Book 2331, Pages 3 and 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Austin P. Melton and wife, Lola J. Melton by Installment Deed from Edward R. Felton and wife, Janet E. Felton of record in Book 4287, Page 150, Register's Office for Davidson County, Tennessee. Lola J. Melton died on February 28, 1980, Austin P. Melton and Auston P. Melton were one and the same person. Auston P. Melton died intestate on August 15, 1989, and was survived by, as his only heirs at law, his wife Dora R. Melton, whom he married on May 21, 1982, and by three children, Rosaland J. Melton-Patrick, Steven A. Melton and Jannis M. Melton, no other children having ever been born unto him. Further conveyed to Rosaland J. Melton-Patrick from Dora R. Melton, an unmarried woman and the widow of Auston P. Melton, also known as Austin P. Melton, Steven A. Melton, an unmarried man, and Jannis M. Melton and husband, James Woosley by Quitclaim Deed on September 23, 1989, of record in Book 7957, Page 913, Register's Office for Davidson County, Tennessee.

Rosaland J. Melton-Patrick having since conveyed a 1/2 undivided interest to Excel Builders of Tennessee by Quitclaim Deed dated December 8, 2016 of record in Instrument Number 20161212-0130169, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Pages 3 and 4, Register's Office for Davidson County, Tennessee.

This is improved property known as: 733 Newberrry Road, Nashville, TN 37205

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 4, 2017.

Rosaland J. Melton-Patrick

Rosaland J. Melton-Patrick

Excel Builders of Tennessee

By: Dwayne Bell, President

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rosaland J. Melton-Patrick** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 4, 2017

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 4th day of January, 2017, before me, appeared Dwayne Bell, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Excel Builders of Tennessee and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Dwayne Bell, acknowledged said instrument to be the free act and deed of said Excel Builders of Tennessee.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206