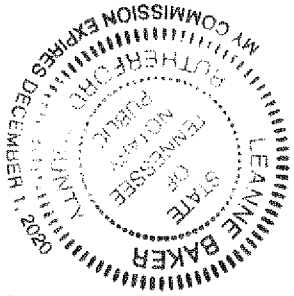
RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-36314

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,556.00

Teresa Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2017.

Leanne Baker
Notary Public

MY COMMISSION EXPIRES: 12-1-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gillian Arnold	**SAME**	
(NAME)	(NAME)	
308 Wimpole Drive		Map/Parcel 11904004100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/28/17 14:31 3 pgs
Fees:18.00 Taxes:675.46
20170228-0019891

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, we, **James Melillo and Nick Melillo,tenants in common with the rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gillian Arnold and Merrill Atlas, a married couple**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 68 on the Plan of Glencliff Estates, Section Four, of record in Plat Book 1835, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nick Melillo and James Melillo, tenants in common with rights of survivorship by Warranty Deed from Chuyen V. Nguyen and Quyen Nguyen, dated 08/12/2016 recorded 08/15/2016, of record in Instrument No. 20160815-0084662, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters shown on the plat of record in Plat Book 1835, Page 79, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 308 Wimpole Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 15th 24th day of February, 2017.

James Melillo

Nick Melillo by James Melillo Attorney in fact
Nick Melillo
by: James Melillo, Attorney-in-Fact

State of CT
County of New London

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Melillo* the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

*and James Melillo for Nick Melillo as Attorney in Fact in Instrument Number 20170228-0019890, Register's Office for Davidson County, Tennessee

Witness my hand and Official seal this 23rd 24th day of February, 2017.

Sandra N. Churchill
Notary Public
My Commission Expires:

SANDRA N. CHURCHILL
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2020

On this 17th day of February, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James Melillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Nick Melillo, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instruction #_____, Register's Office of Davidson County, Tennessee.

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Leanne Baker** , do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley,** a notary public for this county and state, **Leanne Baker** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/18/17

Notary' Seal

