Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Melissa Lee Bellomy
513 Garfield Street
Nashville, TN 37208
**SEND TAX BILLS TO:**
new owner

BILL GARRETT, Davidson County
Trans:T20170030733 DEEDWARR
Recvd: 04/12/17 09:22 2 pgs
Fees:13.00 Taxes:1220.63
20170412-0035615

# WARRANTY DEED

(Map 81-8-0U, Parcel 3.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MEGAN LEMMING f/k/a MEGAN ERNST and husband, MICHAEL LEMMING**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MELISSA LEE BELLOMY, an unmarried woman**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 3, Garfield Place Townhomes, a planned unit development, recorded in Instrument No. 20120809-0071219, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description
>
> Being the same property conveyed to Megan Ernst, an unmarried woman, by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated August 20, 2013, recorded August 23, 2013, of record in Instrument No. 20130823-0089273, Register's Office for Davidson County, Tennessee. The said Megan Ernst having since married Michael Lemming and now being known as Megan Lemming.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20120809-0071219; to By Laws and Restrictive Covenants of record in Instrument No. 20120809-0071219 and Instrument No. 20121210-0113616; to Sewer Easement of record in Instrument No. 20090929-0090290, Instrument No. 20090824-0079717 and Instrument No. 20090929-0090320, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 513 Garfield Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Michael Lemming, husband of Megan Lemming, hereby joins in this conveyance and conveys any and all interest in said property, including but not limited to marital interest.

WITNESS OUR HANDS and signatures on this the 7th day of April, 2017.

MEGAN LEMMING

Michael Lemming by Megan Lemming, his attorney in fact
MICHAEL LEMMING,
BY, MEGAN LEMMING, HIS ATTORNEY IN FACT

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 Megan Lemming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and who further acknowledged that she executed the foregoing instrument on behalf of Michael Lemming, and acknowledged that she executed the same as the free act and deed of the said Michael Lemming for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20170412-0035614, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 7th day of April, 2017.

Notary Public

My Commission Expires: MAY 20, 2017
(SEAL)

J KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $329,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of April, 2017.

Notary Public

My commission expires: MAY 20, 2017
File No. 20170174

J KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY