Davidson County DEEDWARR
Recvd: 04/28/17 14:32 3 pgs
Fees:18.00 Taxes:1165.50
20170428-0042058

WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-11-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3304B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Anton Pros	Churchill Mortgage	172-12-0B-314.00-CO
3441 Cobble Street	761 Old Hickory Blvd Ste 400	
Nashville, TN 37211-7917	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,

MELISSA R. LANEVE, A SINGLE WOMAN AND COLLEEN E. QUINN, A SINGLE WOMAN

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

ANTON PROS, A SINGLE MAN

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. 525 on the Plan of Section Thirteen, Bradford Hills, of record in Plat Book 7900, Page 6 and amended in Plat Book 7900, Page 661, 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 Melissa R. Laneve, a single woman and Colleen E. Quinn, a single woman by Warranty deed from John S. Novak, Jr., Successor Trustee under the provisions of the Mary Jeanne Darby Declaration of Trust dated 10th day of April , 2002 and known as the Mary Jeanne Darby Trust of record in Instrument No. 20140422-0033377 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 22, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 661, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the P.U.D. Boundary Plan of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, as made applicable to Section 13 in Book 9227, Page 681, Register's Office for Davidson County, Tennessee.

Charter of Bradford Hills Homeowners Association of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.

By-Laws of Bradford Hills Homeowners Association of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

Easements for Open Space of record in Book 8154, Page 304, in the Register's Office for Davidson County, Tennessee.

Conveyance of Open Space or Common Areas to Bradford Hills Homeowners Association of record in Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

Conveyance of Sanitary Sewer to Metro of record in Book 8377, Page 808 and Book 9988, Page 919, in the Register's Office for Davidson County, Tennessee.

Conveyance of Water Main to Metro of record in Book 8377, Page 769 and Book 9988, Page 923, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 3441 Cobble Street, Nashville, TN 37211-7917

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 27th day of April, 2017.

Melissa R. Laneve by Colleen E. Quinn as Attorney in Fact

Melissa R. Laneve

By: Colleen E. Quinn, Attorney-In-Fact

Colleen E. Quinn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Colleen E. Quinn**, 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 Melissa R. Laneve for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Melissa R. Laneve and is authorized by Melissa R. Laneve to execute this instrument on her behalf.

Witness my hand and official seal, this 27th day of April, 2017.

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, MELISSA R. LANEVE AND COLLEEN E. QUINN, 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 27th day of April, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 17-3304B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON