WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2017-03-312

INSTRUMENT WAS PREPARED BY:
GEORGE R. ARRANTS JR., ATTORNEY AT LAW
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

Davidson County DEEDWARR
Recvd: 05/24/17 11:29 3 pgs
Fees:17.00 Taxes:0.00
20170524-0051671

WARRANTY DEED

For good consideration, I (We) **LEESA M. FIELDS AND MELVIN D. FIELDS** , hereby bargain, deed and convey to **MELVIN D. FIELDS, MARRIED, SOLE OWNER**, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 188 ON THE PLAN OF DEBRA HEIGHTS, SECTION TWO, OF RECORD IN BOOK 3700, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 188 FRONTS 81.34 FEET ON THE SOUTHERLY MARGIN OF REEVES ROAD AND EXTENDS BACK 165.48 FEET ON THE WESTERLY LINE AND 154.18 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 63.22 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LEESA M. FIELDS AND MELVIN D. FIELDS BY DEED FROM DILLARD MARSHALL WEST ET UX, DONNA F. WEST OF RECORD IN BOOK 5953, PAGE 610, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

APN: 149 13 0 027.00

Property Address: 709 REEVES ROAD, ANTIOCH, TN 37013
New Owner: Melvin D. Fields – 709 Reeves Road, Antioch TN 37013
Tax Payer: Melvin D. Fields – 709 Reeves Road, Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 18th day of MAY 2017

Leesa M. Fields
LEESA M. FIELDS

Melvin D. Fields
MELVIN D. FIELDS

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

On this 18th day of MAY 2017, before me personally appeared LEESA M. FIELDS AND MELVIN D. FIELDS, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Melvin D. Fields
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this 18th day of MAY, 2017.

(seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

True Copy Certification

I, Victoria Robinson, 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.

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020