(1) GSM
Box 44

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170047320 DEEDWARR
Recvd: 06/05/17 09:30 2 pgs
Fees: 13.00 Taxes: 1147.00
20170605-0055608

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ronald K. Melton	Bank of Tennessee	Parcel ID:
1609 Buscobel St.	301 E. Center St.	08401014600
Nashville, TN 37206	Kingsport TN 37660	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nicholas Matrascia and wife, Sherry Matrascia

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ronald K. Melton and Andra J. Hedrick, husband and wife
hereinafter called the GRANTEES, 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. 86, on the Plan of Rose Estates, Section One, of record in Plat Book 3600, Page 37, amended in Book 3805, Page 360, and Book 3862, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nicholas Matrascia and Sherry Matrascia, husband and wife, by deed from Jeremy Hundley of record in Instrument 20130103-0000903, said Register's Office, dated December 31, 2012.

This conveyance is subject to Restrictions and By-Laws of record in Book 3676, Page 361, amended in Book 3707, Page 356, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 37, amended in Book 3805, Page 360, and Book 3862, Page 92, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1014 Shadow Lane, Nashville, TN 37206

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 2nd day of June, 2017.

Nicholas Matrascia

Sherry Matrascia

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 Nicholas Matrascia and Sherry Matrascia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.