(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JUNE, 2017. Notary Public MY COMMISSION EXPIRES: 05-08-21 (AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Philip Olous Melby, III and Cindy B. Melby and Jane Caroline Melby	NEW OWNER	090 12 0 066.00
(NAME)	(NAME)	
6415 Henry Ford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Five Thousand And No/100 Dollars ($305,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brad Stanley Perry, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Philip Olous Melby, III and Cindy B. Melby, husband and wife and Jane Caroline Melby, a single person, as tenants in common with right of survivorship**, 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. 233 on the plan of Charlotte Park, Section 4, of record in Book 2663, page 71, Register's Office for Davidson County, Tennessee. To which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brad Stanley Perry, a single man by Quit Claim Deed from William Stanley Perry, Jr., successor trustee for the Brad Stanley Perry Trust, dated June 25, 2009 and recorded June 26, 2009 as Instrument No. 20090626-0059464, in said Register's Office for Davidson County, Tennessee.

The grantor has since married. The spouse of the grantor, Mary Perry, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6415 Henry Ford Drive, Nashville, TN 37209

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, has 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.

BILL GARRETT, Davidson County
Trans:T20170049866 DEEDWARR
Recvd: 06/12/17 11:33 2 pgs
Fees:13.00 Taxes:1117.40
20170612-0058590

File Number: FRN-173366SSO

Witness our hands this the 9th day of June, 2017

Brad Stanley Perry

Mary Perry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

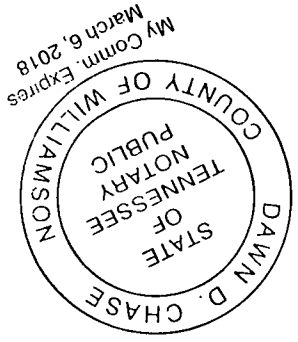
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brad Stanley Perry and Mary Perry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of June, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



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