BILL GARRETT, Davidson County
Trans:T20170060694 DEEDWARR
Recvd: 07/17/17 09:56 2 pgs
Fees:13.00 Taxes:1853.70
20170717-0071407

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robbie Kendall Melton
8155 Charlotte Pike
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Acopia, LLC
326 Northcreek Blvd, Suite 100
Goodlettsville, TN 37072

MAP **127-256.00**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joan F. Guth, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Robbie Kendall Melton and Thomas Melton, wife and husband,** 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. 5 on the Plan of E. L. Wallace Subdivision, as shown by plat and survey of record in Plat Book 6200, page 550, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marvin Guth, Jr.* And wife, Joan F. Guth, by deed dated October 29, 1998 from Edward Kreisler and wife, Linda S. Kreisler of record in Book 11182, page 733, Register's Office for Davidson County, Tennessee. *The said Marvin Guth, Jr. Died on May 29, 2015.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **8155 Charlotte Pike, Nashville, Tennessee 37221.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 this the **13th** day of **July, 2017.**

Joan F. Guth

Joan F. Guth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joan F. Guth, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of July, 2017.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $501,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of July, 2017.

NOTARY PUBLIC

KAYLA HOLDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

My Commission Expires: 6/22/21

#17-9201