WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$230,000.00~~ $226,000.00 NET

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Fenner	Access Mtg	090-12-0-001.00
(NAME)	(NAME)	
514 Foundry Drive	1800 Robert Fulton Dr. Ste 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Mary E. Melton, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul Fenner, 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:

an unmarried man

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section I, Foundry Heights, of record in Plat Book 3600, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Melton and wife, Mary E. Melton by Warranty Deed from Neona F. Satterwhite and Janice F. Potts and Phyllis F. Landers and Rhonda Sue Anderson, as tenants in common, of record in Book 7124, page 893, Register's Office for Davidson County, Tennessee, dated January 27, 1987 and recorded on February 03, 1987. The said John C. Melton having since died, leaving his wife, Mary E. Melton, as the surviving tenant by the entirety.

Being the same property conveyed to Mary E. Melton by Quitclaim Deed from Mary E. Melton, of record in Instrument No. 20121114-0104844, Register's Office for Davidson County, Tennessee, dated November 01, 2012 and recorded on November 14, 2012.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 514 Foundry Drive, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 18th day of July, 2017.

Mary E. Melton

Mary E. Melton

BILL GARRETT, Davidson County
Trans: T20170063112 DEEDWARR
Recvd: 07/24/17 10:34 2 pgs
Fees: 13.00 Taxes: 836.20
20170724-0074454

STATE OF TENNESSEE

COUNTY OF Davidson

File No.: 10193
TN Warranty Deed

On this 18th day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary E. Melton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-19

Notary Public,

