WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LSM Properties, LLC	LSM Properties, LLC	10808020200
(NAME)	(NAME)	
4342 Creek Wood Close NE	4342 Creek Wood Close NE	
(ADDRESS)	(ADDRESS)	
Atlanta, TN 30342-3452	Atlanta, TN 30342-3452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170068862 DEEDWARR
Recvd: 08/09/17 11:28 2 pgs
Fees:13.00 Taxes:432.90
20170809-0081579

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark Melman and Pamela G. Melman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LSM Properties, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being the northerly one-half of Lot No. 28 of the Zone Lot Division of Lots 22 thru 28 and Lots 68 thru 73, East Lake Subdivision, Section Three, a plat of which is of record in Book 5800, Page 151, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

Said northerly one-half of Lot No. 28 is further identified as tax parcel 202, fronting 60 feet on the easterly right-of-way of Lakeford Drive as per Plat. Said Plat is an amendment of East Lake Subdivision, Section 3, as of record in Book 5200, Page 342, said Register's Office as it pertains to Lots 22 thru 28 and Lots 68 thru 73 thereon.

Being the same property conveyed to Mark Melman and Wife, Pamela G. Melman from Goldome, FSB, a Federal Mutual Savings Bank formerly, Goldome Bank for Savings, formerly Buffalo Savings Bank by Warranty Deed dated February 10, 1987 of record in Book 7139, Page 706, Register's Office for Davidson County, Tennessee. Mark Melman and Pamela G. Melman having since divorced.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF THE ZONE LOT DIVISION OF LOTS 22 THRU 28 AND LOTS 68 THRU 73, EAST LAKE SUBDIVISION, SECTION THREE, OF RECORD IN BOOK 5800, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

Sharon Melman, spouse of Mark Melman, joins in this conveyance for the purpose of conveying any and all marital interest she may have in and to above described property by virtue of her marriage to Mark Melman.

unimproved ☐

This is improved ☑ property, known as 3204 Lakeford Dr., Nashville, TN 37214
(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 7th day of August, 2017.

Mark Melman

Pamela G. Melman

Sharon Melman, **spouse of Mark Melman**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of August, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Melman and Pamela G. Melman**, 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 they executed the same as their free act and deed.

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

My Commission Expires:
1-9-18

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Sharon Melman, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 7th day of August, 2017.

My Commission Expires: 1/9/2018

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY