Bill Garrett Davidson County
Batch# 30537 DEEDWARR
11/28/2017 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $355.20
20171128-0121182

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of November, 2017, by and between Deborah Melton, single , party of the first part, and Keiry Argentina Andrade, unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 605 on the Plan of Nashboro Village Nineteen Condominium, of record in Book 5200, Page 80, further established by Master Deed of record in Book 5333, Page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 605 Longhunter Ct., Nashville, TN

Being all or part of the same property conveyed to Deborah Melton by virtue of that certain Warranty Deed dated June 21, 2016, and being of record at Instrument No. 20160622-0063773 in the amount of $90,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Diane K. Mann by virtue of Warranty Deed dated February 28, 2007 at Instrument No. 20070306-0027367 in the amount of $89, 250.00 in the said Register's Office.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

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(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Master Deed in Book 5333, page 957, Easement of record in Book 8524, page 546, and Charter of record in Book 5344, page 959, said Register's Office for said County, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Deborah Melton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Deborah Melton and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of November, 2017.

Notary Public

VERNIKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9.25.19

Property Owner & Address:	Keiry Argentina Andrade 605 Longhunter Ct Nashville, TN 37217
Tax Parcel No	135080A60500CO
Property Address:	605 Longhunter Ct. Nashville, TN 37217
MAIL TAX BILLS TO:	Owner at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $96,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Keiry Argentina Andrade
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of November, 2017.

Notary Public

VERNIKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9.25.19

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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