Return To: 17-0549
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 57654 DEEDWARR
02/12/2018 11:02:36 AM 2 pgs
Fees: $13.00 Taxes: $580.90
20180212-0013780

This Instrument Prepared by ~~& Return to:~~
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelli R. King 3535 Bell Rd, ~~Apt~~ Unit 304 Nashville, TN 37214	First Federal Bank 601 Hwy 46 S. Dickson, TN 37055	109050B-30400CO

THIS INDENTURE, made this 31st day of January, 2018 between

Kenneth Mellons and Kristy Mellons, a married couple

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Kelli R. King

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 304 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

Being the same property conveyed to Kenneth Mellons and Kristy Mellons, a married couple by Quitclaim Deed dated 6/18/15 from Kristy J. Steinmetz, now known as Kristy Mellons of record in Instrument No. 20150622-0059448 and Kristy J. Steinmetz, an unmarried woman by Warranty Deed dated 6/30/08 from Donna Norfleet, an unmarried woman of record in Instrument No. 20080702-0068557, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3535 Bell Road, ~~Apt~~ Unit 304, Nashville, TN 37214. KM KM

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kenneth Mellons

Kristy Mellons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth Mellons and Kristy Mellons, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of January, 2018.

Melissa Heavener
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $157,000.00.

Kristy Mellons
Affiant

Sworn to and subscribed before me, this 31st day of January, 2018.

Melissa Heavener
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019