Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
SHERRY MELVIN
144 SADDLE TREE CT
HERMITAGE, TN 37076-1319

Send Tax Bills To:
SHERRY MELVIN
144 SADDLE TREE CT
HERMITAGE, TN 37076-1319

Bill Garrett Davidson County
Batch# 82475 DEEDWARR
04/18/2018 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180418-0036706

WARRANTY DEED

PARCEL NUMBER: 064 12 0A 144.00

THIS INDENTURE, made this 13 day of April, 2018, by and between SHERRY MELVIN, AN UNMARRIED WOMAN AND MIKCA WHITE, A MARRIED WOMAN, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and SHERRY MELVIN, AN UNMARRIED WOMAN, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

***144 SADDLE TREE CT HERMITAGE TN 37076**

WITNESSETH: For and in consideration of **Zero** Dollars ($ **0.00**), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: AND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 144 IN THE FOX RUN CONDOMINIUM APARTMENTS, SECTION 1, AS SHOWN ON THE PLAN OF RECORD IN BOOK 4860, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAN REFERENCE IS HEREBY MADE. PARCEL 064-12-A-144.00 BEING THE SAME PROPERTY CONVEYED TO SHERRY MELVIN, AN UNMARRIED WOMAN AND MIKCA WHITE, A MARRIED WOMAN BY DEED FROM SHERRY MELVIN, AN UNMARRIED WOMAN AND ELZIE THOMAS WHITE AND MIKCA WHITE, HUSBAND AND WIFE RECORDED 05/25/2011 IN DEED 20110525-0040169, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more

than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K. Butler
Witness 1

Sherry Melvin
SHERRY MELVIN

Ella K. Butler
Witness 2

Mikca White
MIKCA WHITE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **Sherry Melvin and Mikca White**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13 day of April, 2018.

My Commission Expires: 09/07/2020

Ella K Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Mikca White

Sherry Melvin

Sworn to and subscribed before me this 13 day of April, 2018.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01632801

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

AND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 144 IN THE FOX RUN CONDOMINIUM APARTMENTS, SECTION 1, AS SHOWN ON THE PLAN OF RECORD IN BOOK 4860, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAN REFERENCE IS HEREBY MADE.

PARCEL 064-12-A-144.00

BEING THE SAME PROPERTY CONVEYED TO SHERRY MELVIN, AN UNMARRIED WOMAN AND MIKCA WHITE, A MARRIED WOMAN BY DEED FROM SHERRY MELVIN, AN UNMARRIED WOMAN AND ELZIE THOMAS WHITE AND MIKCA WHITE, HUSBAND AND WIFE RECORDED 05/25/2011 IN DEED 20110525-0040169, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Bianca Williams, 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.

Bianca Williams
Signature

State of Texas

County of Collin

Personally appeared before me, Katherine Witt, a notary public for this county and state, Bianca Williams 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: 5/21/19
Notary' Seal (if on paper)

KATHERINE WITT
MY COMMISSION EXPIRES
May 21, 2019