Bill Garrett Davidson County
Batch# 82815 DEEDWARR
04/19/2018 10:34:34 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20180419-0036959

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lourdes Chacon	First Community Mortgage	
(NAME)	(NAME)	
2910 Windemere Court	275 Robert Rose Drive	08407002500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfeesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles S. Melton, Jr., Executor and Co-Trustee and Candace Melton Bonner, Co-Trustee of the Ruth Q. Melton Revocable Trust U/A/D July 31, 1991**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lourdes Chacon and Agustin Chacon, wife and husband**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of Section Four, Sunny Acres, of record in Plat Book 2900, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 126 fronts 42.76 feet on the southerly side of Windemere Court and runs back 259.2 feet on the westerly line and 299.2 feet on the easterly side, to the right of way of the Tennessee Central Railroad on which it measures 275.32 feet thereon.

Being the same property conveyed to Ruth Queen Melton by Warranty Deed from Harold Lambert and wife, Dorothy Jean Lambert, dated 04/27/1961, of record in Book 3222, Page 201, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruth Q. Melton as Trustee of the Ruth Q. Melton Revocable Trust under agreement dated July 31, 1991 by Quitclaim Deed from Ruth Q. Melton, dated 07/31/1991, of record in Book 8411, Page 519, in the Register's Office for Davidson County, Tennessee. The said Ruth Q. Melton died on 04/27/2012, leaving the said Charles S. Melton, Jr. and Candace Melton Bonner, as Successor Co-Trustees of the Ruth Q. Melton Revocable Trust under agreement dated July 31, 1991.

All matters shown on the plat of record in Plat Book 2900, Page 2, in the Register's Office for Davidson County, Tennessee. Easement to US Springs Communications Company of record in Instrument 20140114-0003778, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2910, Page 86, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4462, Page 87, in the

Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2910 Windemere Court, 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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 17th day of April, 2018.

CHARLES S. MELTON, JR., EXECUTOR AND CO-TRUSTEE AND CANDACE MELTON BONNER, CO-TRUSTEE OF THE RUTH Q. MELTON REVOCABLE TRUSTE U/A/D JULY 31, 1991

Charles S. Melton

Charles S. Melton Jr.
Executor and Co-Trustee

Candace Melton Bonner
Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles S. Melton Jr. with whom I am personally acquainted and who proved himself to be the Executor and Co-Trustee of The Ruth Q. Melton Revocable Trust U/A/D july 31, 1991, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/22/2020

JAMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

STATE OF ALABAMA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candace Melton Bonner with whom I am personally acquainted and who proved herself to be the Co-Trustee of The Ruth Q. Melton Revocable Trust U/A/D July 31, 1991, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Notary Public

Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

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(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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 17th day of April, 2018.

CHARLES S. MELTON, JR., EXECUTOR AND CO-TRUSTEE AND CANDACE MELTON BONNER, CO-TRUSTEE OF THE RUTH Q. MELTON REVOCABLE TRUSTE U/A/D JULY 31, 1991

Charles S. Melton Jr.
Executor and Co-Trustee

Candace Melton Bonner

Candace Melton Bonner
Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles S. Melton Jr. with whom I am personally acquainted and who proved himself to be the Executor and Co-Trustee of The Ruth Q. Melton Revocable Trust U/A/D july 31, 1991, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires:

STATE OF ALABAMA
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candace Melton Bonner with whom I am personally acquainted and who proved herself to be the Co-Trustee of The Ruth Q. Melton Revocable Trust U/A/D July 31, 1991, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Notary Public

George Nick Autrey III
Notary Public
Alabama State at Large
My Commission Expires 01/12/2019

My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122