WARRANTY DEED

Bill Garrett Davidson County
Batch# 99880 DEEDWARR
06/04/2018 02:05:36 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20180604-0053086

B-KW-18-131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA D. WORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bobby E. White and Ann H. White	New owners	
(NAME)	(NAME)	**053-11-0-082.00**
505 W College St		
(ADDRESS)	(ADDRESS)	
Pulaski, TN 38478		
(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 consideration, the receipt of which is hereby acknowledged, **LARRY WAYNE MELLONS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOBBY E. WHITE AND ANN H. WHITE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situate and lying in the 4th Civil District of Davidson County, Tennessee, being the Southerly 125 feet of Lot #6 in Block B on Map 3 of the Life and Casualty Insurance Company property as shown in Plan Book 974, Page 11, Registers Office for Davidson County, Tennessee,

Said Southerly 125 feet of Lot #6 fronts 60 feet on the Northerly line of Park Circle and extends back between parallel lines 125 feet more or less, and measures 60 feet thereon.

Being the same property conveyed to Larry W. Mellons, a single person by Warranty deed from James Thomas Gilbert and wife, Tracie Gilbert of record in Book 11416, page 13, Register's Office for Davidson County, Tennessee, dated March 19, 1999 and recorded on April 06, 1999 and Re-Recorded on April 12, 1999 in Book 11428, Page 642.

Being the same property conveyed to Larry Wayne Mellons by Quitclaim deed from Mary Jane Mellons of record in Instrument No. 20110125-0006927 Register's Office for Davidson County, Tennessee, dated January 11, 2011 and recorded on January 25, 2011.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **131 Park Circle, Old Hickory, Tennessee 37138**.

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), their heirs and 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), their heirs 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 my/our hand(s) this the 30th DAY OF MAY, 2018.

Larry W. Mellons

Larry Wayne Mellons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY WAYNE MELLONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2018.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212