RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 1-18-2082

Jill Garrett Davidson County
Batch# 102396 DEEDWARR
06/08/2018 11:07:10 AM 2 pgs
Fees: $13.00 Taxes: $891.70

20180608-0055227

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-3-20 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JESSICA LASCELLE DAVIDSON COUNTY

G-VRES-18-805

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)
Lindsey Melicharek and John J. Melicharek, Jr.	**Flagstar Bank. FSB**	
(NAME) **805 Broadmoor Drive**	(NAME) **5151 Corporate Drive**	**61-7-34.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Troy, MI 48098**	
(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, **J. GAIL HARRIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSEY MELICHAREK AND JOHN J. MELICHAREK, JR., WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "I" on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, Register's Office for said County.

Said Lot No. 13 fronts 60 feet on the northerly side of Woodruff Drive and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to J. Gail Harris, unmarried, by Warranty Deed from Vivian Page, unmarried, recorded November 11, 2002 in Instrument No. 20021111-0139020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee.
- County taxes for the years 2018 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **805 Broadmoor Drive, Nashville, Tennessee 37216.**

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 1st DAY OF JUNE, 2018.

J. Gail Harris 6/01/2018
J. Gail Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. GAIL HARRIS, 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 1st of June, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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