

STATE OF TENNESSEE ~~WILLIAMSON~~ DAVIDSON
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2018.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Bill Garrett Davidson County
Batch# 105257 DEEDWARR
06/15/2018 12:45:00 PM 2 pgs
Fees: $13.00 Taxes. $710.40

20180615-0057799

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ronnie J. Melvin and Steven L. Phillips	FIRST COMMUNITY MTG INC	**108-16-0-282.00**
3107 Priest Woods Drive	262 ROBERT ROSE DR, STE 101	
Nashville, TN 37214	MURFREESBORO, TN 37129	

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, WE,

National Home Buyer Group, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronnie J. Melvin and Steven L. Phillips, ~~SPOUSES~~ **Married to Each Other**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 77B on the Plan of a Zone Lot Division of Lots 8, 75, 76, 77 and 78 on the Plan of Lakeview Hills Subdivision, Section 4 of record in Plat Book 6250, Page 533, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to National Home Buyers Group, LLC, a Tennessee limited liability company by Warranty deed from Happy Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20160824-0088536 Register's Office for Davidson County, Tennessee, dated August 18, 2016 and recorded on August 24, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (✓) unimproved (____) property known as 3107 Priest Woods Drive, Nashville, TN 37214.

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 HANDS EFFECTIVE AS OF 15th day of June, 2018:

National Home Buyer Group, LLC, a Limited Liability Company

By: _____
Marlon Davis SOLE MEMBER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Marlon Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Sole member of National Home Buyer Group, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 15th day of June, 2018.

My Commission Expires: 5/25/20

Notary Public

20181316R

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DORA L. MOBLEY