THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516083** Bill Garrett Davidson County Batch# 110996 DEEDWARR 06/29/2018 01:33:27 PM 2 pgs Fees: $13.00 Taxes: $1,731.60 20180629-0063229	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $468,000.00. Affiant Subscribed and sworn to before me, this26th day of June, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Derek A. Pae 5001 Tennessee Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09107013900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne E. Meloche, Trustee of The Suzanne E. Meloche Living Trust dated November 14, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek A. Pae, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 904, Block No. 142 on the Plan of West Nashville No. 1 of record in Plat Book 57, Page 74 and 75, 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 by Warranty Deed from Castleridge Home Builders, LLC to Suzanne Meloche, unmarried, as recorded on the 19th day of August, 2015 in Instrument No. 20150819-0083433 and Quitclaim Deed from Suzanne Meloche, unmarried to Suzanne E. Meloche, Trustee, or her successors in trust under the Suzanne E. Meloche Living Trust, dated November 14, 2014, as may be now or hereafter amended, as recorded on the 11th day of January, 2016 in Instrument No. 20160111-0002886, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 5001 Tennessee Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2018.

The Suzanne E. Meloche Living Trust, dated November 14, 2014

By: S. Meloche - Trustee
Suzanne E. Meloche, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne E. Meloche, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Suzanne E. Meloche Living Trust, dated November 14, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 26th day of June, 2018.

JONATHAN B. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. My Commission Expires [illegible]

Notary Public