THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180817304**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $409,900.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2018. Christy Michelle Jones Notary Public My Commission Expires: 1/27/21

Bill Garrett Davidson County
Batch# 135192 DEEDWARR
08/30/2018 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20180830-0086073

WARRANTY DEED

Address New Owner: Hunter R. Hughes 809 Ramble Hill Court Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-14-0A-059.00-CO

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, **Richard T. Melin and wife, Bonnie J. Melin,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hunter Russell Hughes, IV and Sarah Hughes, husband and wife**, ("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. 6 on the Plan of Section Two, Wexford Downs of record in Plat Book 9700, Page (s) 593 and 594, 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 Richard T. Melin and wife, Bonnie J. Melin by Warranty deed from Toan T. Nguyen and Hoa Diep Nguyen, both unmarried of record in Instrument No. 20040805-0094407 Register's Office for Davidson County, Tennessee, dated July 30, 2004 and recorded on August 05, 2004.

The execution of this instrument is effected by the signature of Bonnie J. Melin as Attorney-in-fact for Richard T. Melin, which Power of Attorney is recorded in Instrument Number 20180830008607 2, Register's Office for 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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the P.U.D. Boundary Plan for Wexford Downs, of record in Plat Book 9700, Page 221, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page(s) 593 and 594, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10292, Page 51, amended in Book 10792, Page 822 and Instrument Number 20000810-0079498, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Wexford Downs HOA of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.

Easement to Bellsouth of record in Book 10529, Page 560 and Instrument Number 20020807-0095117, in the Register's Office for Davidson County, Tennessee.

Easement to Nashville Gas Company of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee.

Sewer easement of record in Book 11201, Page 766 and Book 11444, page 177, in the Register's Office for Davidson County, Tennessee.

Water main easement of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA of record in Book 10937, Page 789 and Book 10937, Page 791, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 809 Ramble Hill Court Nashville TN 37211

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 28th day of August, 2018.

Richard T. Melin by Bonnie J. Melin, attorney-in-fact

Bonnie J. Melin

Bonnie J. Melin attorney-in-fact.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bonnie J. Melin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2018.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie J. Melin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Richard T. Melin and that she is authorized by Richard T. Melin to execute this instrument on their behalf.

WITNESS my hand, at office, this 28th day of August, 2018.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON