RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811119

Karen Y Johnson Davidson County
Batch# 148536 DEEDWARR
10/03/2018 11:24:15 AM 2 pgs
Fees: $13.00 Taxes: $1,198.80

20181003-0098176

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2018.

NOTARY PUBLIC

My commission expires: 10-30-2019

April G. Nichols State of Tennessee Notary Public Williamson County

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon J. Craig 736 Harpeth Parkway Nashville, TN 37221	SAME	142 14 0 008.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Four Thousand and 00/100 Dollars ($324,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD MELAMED AND MELISSA MELAMED, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BRANDON J. CRAIG, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of Section 1, Harpeth Valley Park, of record in Book 3600, page 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed then to Richard Melamed and Melissa Melamed, husband and wife, from Thomas J. Bayersdorfer, a single man, and Crista L. Bayersdorfer, a single woman, by Warranty Deed dated October 27, 2017, recorded November 3, 2017, of record in Instrument #20171103-0113079 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of September, 2018.

Richard Melamed

RICK MELAMED

Melissa Melamed

MELISSA MELAMED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Rick Melamed and wife, Melissa Melamed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of September, 2018.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19