Karen Y Johnson Davidson County
Batch# 164441 **DEEDWARR**
11/21/2018 12:46:52 PM 2 pgs
Fees: $13.00 Taxes: $2,127.13

20181121-0114692

RECORD ~~AND RETURN TO:~~
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811183

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-BR-186845

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,900.00.

Jordan L. Nyman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2018.

Dana Delworth
NOTARY PUBLIC

My commission expires: 7/6/20

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
Donald Tillett and Judith Tillett 6845 Pennywell Drive Nashville, TN 37205	NEW OWNER	115 05 0 042.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars ($574,900.00), 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, **DONALD TILLETT AND JUDITH TILLETT, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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. 142 on the Plan of West Meade Hills, Section V, of record in Book 3300, Page 98, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Richard Melamed and Melissa Melamed, husband and wife by Warranty Deed from Malcolm S. Ketchum and wife, Dorothy B. Ketchum, dated March 8, 2016 and recorded in Instrument No. 20160309-0022581, 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), their 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 are being paid at closing.

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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of November, 2018.

Richard Melamed

RICHARD MELAMED

Melissa Melamed

MELISSA MELAMED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Richard 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 16th day of November, 2018.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

Katherine Warren

Notary Public

Katherine Warren

Printed Notary Name

My commission expires: 4-13-22