WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176121 **DEEDWARR**
12/19/2018 03:11:13 PM 2 pgs
Fees: $13.00 Taxes: $765.90

20181219-0123479

L-P-18-842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joel Meli and Teresa A. Meli	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
842 Walnut Street	**262 Robert Rose Dr, Suite 101**	**52-5-25.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BRITTANY WILLIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEL MELI AND WIFE, TERESA A. MELI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 23 and 24 of Block "E" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, Page 7, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brittany Willis, an unmarried woman, and Marc Frye, an unmarried man, by Warranty Deed from Blenda T. Putman, recorded November 5, 2014 in Instrument No. 20141105-0102215, Register's Office for Davidson County, Tennessee. Said Marc Frye was divested of all right, title and interest in said property as shown in Order filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 18D396 and recorded simultaneously herewith in Instrument No. 20181219-0123478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **842 Walnut Street, Madison, Tennessee 37115**.

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 hand(s) this the 14th DAY OF DECEMBER, 2018.

Brittany Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY WILLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212