Karen Johnson Davidson County
Batch# 186164 DEEDWARR
01/18/2019 03:17:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20190118-0005562

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$190,000.00~~

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Melvin **Megan Turner Melvin**	New Owner	**Map 161-10-0-A Parcel 066.00co**
5090 English Village Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JoLyn Hilliard, unmarried, and Jeff Hilliard, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Melvin and Megan Turner Melvin, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Phase One, Villages of Brentwood, of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeff Hilliard, married, by Deed dated October 14, 2003 from Secretary of Housing and Urban Development, of record in Instrument No. 20031113-0166011, Register's Office for Davidson County, Tennessee. The said Jeff Hilliard quitclaimed to JoLyn Hilliard and Jeff Hilliard, as tenants in common, of record in Instrument No. 20050808-0093280, said Register's Office. The said Jeff Hilliard aka Jeffery A. Hilliard and JoLyn Hilliard aka JoLyn Rose Hilliard have since divorced. Final Decree of Divorce filed in Docket No. 03D-2826, Fourth Court of Davidson County, Tennessee. Jeff Hilliard has since remarried. The above referenced property is not now nor ever has been the residence of the present spouse of Jeff Hilliard.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 613, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Villages of Brentwood, of record in Book 6143, Page 11, Register's Office for Davidson County, Tennessee. (3) Charter of Villages of Brentwood Homeowners' Association, Inc. of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee. (4) Conveyance of common area to Villages of Brentwood Homeowners' Association, of record in Book 9718, Page 624, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **5349 Village Way, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **15th** day of **January, 2019.**

JoLyn Hilliard

Jeff Hilliard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JoLyn Hilliard,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **January, 2019.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(seal)

My Commission Expires: 1/17/21

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Jeff Hilliard,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this **15th** day of **January, 2019.**

(seal)

Notary Public

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **15th** day of **January, 2019.**

JoLyn Hilliard

Jeff Hilliard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JoLyn Hilliard,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **January, 2019.**

(seal)

Notary Public

My Commission Expires:_____

STATE OF Virginia)
COUNTY OF Albemarle)

Personally appeared before me, a Notary Public of said County and State, **Jeff Hilliard,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charlottesville, Virginia, ~~Tennessee,~~ this **15th** day of **January, 2019.**

(seal)

Notary Public

My Commission Expires: Aug 31, 2020

CHRISTINA N. WESTERLUND
NOTARY PUBLIC
REG. #7683719
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019