Karen Johnson Davidson County
Batch# 225789 DEEDWARR
05/03/2019 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $564.25
20190503-0041665

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $152,500.00.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affiant

Subscribed and sworn to before me, this 3 day of May, 2019.

Notary Public
My commission expires: 5/17/21

06-1904-77177

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Roxy Properties, LLC 236 Thistle Ln Hermitage TN 37076	Roxy Properties, LLC 361 Windhaven Bay Mt. Juliet TN 37122	086-14-0-A-236.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy E. Melvin, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Roxy Properties, LLC,** hereinafter called the Grantees, their successors 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 Unit No. 236, on the Plan of Stage Three, Hermitage Meadows, as established by Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365; Instrument No. 20170210-0013943; and Instrument No. 20170320-0026618, and as shown on the plan of record in Book 6250, Page 300, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy E. Melvin, a single woman by deed from Mary Ella R. Shirley, a single woman, dated August 29, 2000, recorded September 7, 2000, of record in Instrument No. 20000907-0088525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 236 Thistle Lane, Hermitage, TN 37076.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3 day of May, 2019.

Nancy E. Melvin, by Keith Ivan Melvin, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, **Keith Ivan Melvin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Nancy E. Melvin**, and that he is authorized by **Nancy E. Melvin** to execute this instrument on her behalf.

Witness my hand in Mt. Juliet, TN, this 3 day of May, 2019.

Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Jason Nguyen, 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.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020