Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0743

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of May, 2019

Notary Public

Commission Expires: _____

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Mark Harrod 1221 McAlpine Avenue Nashville, TN 37216	new owner	061-16-0-010.00

WARRANTY DEED

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

Melissa D. Corbin, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Mark Harrod, unmarried

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 Number 5 on the Plan of Chappel's Subdivision, as of record in Book 1130, Page 11, Register's Office for Davidson County, Tennessee, and parts of Lots 25 and 27 on the Plan of Monte Vista of record in Book 421, Page 143, Register' s Office for said county.

Said lots and parts of lots front 55 feet on the Northerly side of McAlpine Avenue, formerly Alpine Avenue, and run back between parallel lines 362 feet, more or less, to the South line of Kennedy Subdivision of Lot No. 3 of the Williams Land.

Being the same property conveyed to Melissa D. Corbin by Warranty deed from Delmar Ann Boyles, unmarried of record in Book 11078, page 158, Register's Office for Davidson County, Tennessee, dated August 20, 1998 and recorded on August 24, 1998. Subject property being further conveyed to Melissa D. Corbin and husband, Harry S. Lang, IV by Quitclaim deed from Melissa D. Corbin of record in Instrument No. 20100317-0020165 Register's Office for Davidson County, Tennessee, dated March 11, 2010 and recorded on March 17, 2010. The said Melissa D. Corbin and Harry S. Lang, IV having since divorced pursuant to Final Decree, No. 18D-560, in the Fourth Circuit Court For Davidson County, Tenneeess at Nashville. Pursuant to the Agreed Order, dated January 11, 2019, in the Fourth Circuit Court for Davidson County, Tennessee, Modifying the Marital Dissolution Agreement, subject property was divested out of Harry Stuart Lang, IV and vested in Melissa Dianne Corbin.

Harry S. Lang, IV and Harry Sturat Lang, IV is one and the same person.
Melissa Dianne Corbin and Melissa D. Corbin is one and the same person.

Karen Johnson Davidson County
Batch# 227609 DEEDWARR
05/08/2019 03:14:03 PM 2 pgs
Fees: $13.00 Taxes: $1,061.90
20190508-0043276

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-19-1224

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1221 McAlpine Avenue, Nashville, TN 37216

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 and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of May, 2019.

Melissa D. Corbin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa D. Corbin** 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 Brentwood, Tennessee this 3rd day of May, 2019.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/31/21