WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $938,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

W-VRES-19-2104

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rodney M. Kochtitzky and Carol C. Percy	1OANDepot.com, LLC	
(NAME)	(NAME)	**104-15-0-269.00**
2104 West Linden Avenue	4800N SCOTTSDALE RD, STE 3800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	SCOTTSDALE, AZ 85251	
(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, **KIMBERLY ANN MELE AND HUSBAND, SCOTT EUGENE MELE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RODNEY M. KOCHTITZKY, AN UNMARRIED MAN AND CAROL C. PERCY, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 No. 45 on the Plan of Linden Place of record in Plat Book 547, Page (s) 121 and 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly Ann Mele and husband, Scott Eugene Mele by Warranty Deed from Frederick Sanjek, unmarried of record in Instrument No. 20130726-0077517 Register's Office for Davidson County, Tennessee, dated June 12, 2013 and recorded on July 26, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page (s) 121 and 122, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20110627-0049034, in the 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: **2104 West Linden Avenue, Nashville, Tennessee 37212**.

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.

Karen Johnson Davidson County
Batch# 259679 **DEEDWARR**
07/19/2019 03:52:58 PM 2 pgs
Fees: $13.00 Taxes: $3,470.60

20190719-0071175

Witness my/our hand(s) this the 1st DAY OF JULY, 2019.

Kimberly Ann Mele

Scott Eugene Mele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY ANN MELE, 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 1st of July, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

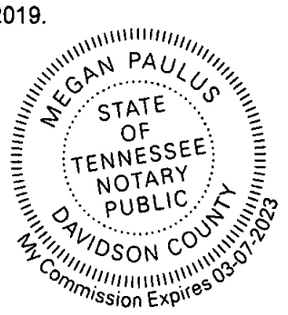


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT EUGENE MELE, 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 1st of July, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
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Nashville, TN 37212