WARRANTY DEED

Karen Johnson Davidson County
Batch# 262517 DEEDWARR
07/26/2019 10:03:30 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20190726-0073666

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA R WINDHAM WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Julia Monroe and Jonathan Monroe	Churchill ~~New Owner~~ Mortgage	161 10 03 006.00
(NAME)	(NAME)	
5349 Village Way	761 Old Hickory Blvd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **David Melvin and Megan Turner Melvin, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Julia Monroe and Jonathan Monroe, wife and husband**, 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 Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington D.C. dated October 14, 2003 and recorded November 13, 2003 as Instrument No. 20031113-0166011, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JoLyn Hilliard and Jeff Hilliard, as tenants in common by Quitclaim Deed from Jeff Hilliard dated July 29, 2005 and recorded August 8, 2005 as Instrument No. 20050808-0093280, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to David Melvin and Megan Turner Melvin, husband and wife by Warranty Deed from JoLyn Hilliard, unmarried, and Jeff Hilliard, a married man dated January 15, 2019 and recorded January 18, 2019 as Instrument No. 20190118-0005562, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-1905824SSO

unimproved ☐
This is improved ☒ 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, their heirs and assigns forever; and we do 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 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 our hands this 24th day of July, 2019

David Melvin

Megan Turner Melvin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David Melvin and Megan Turner Melvin, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2019.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

File Number: FRN-1905824SSO

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020