Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 283058 DEEDWARR
09/09/2019 03:58:29 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20190909-0091042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $327,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of August, 2019.

Notary Public
My Commission Expires: 3/13/22

2019-168

Address of New Owner:	Send Tax Bills to:	Tax Information:
JoyAnna Marie and Benjamin Hunter Melton	Simmons Bank	
4318 Barnes Cove Drive	501 Main Street	173-09-0A-706.00-CO
Nashville, TN, 37211	Pine Bluff, AR 71601	

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, we

Samuel J. Stone and Kristen S. Stone, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JoyAnna Marie Melton and Benjamin Hunter Melton, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 579 on the Plan of Section Two of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070413-0044640, 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 Samuel J. Stone and Kristen S. Stone, husband and wife by Warranty deed from Joon H. Choi and Ae Young Choi, husband and wife of record in Instrument No. 20161025-0112582 Register's Office for Davidson County, Tennessee, dated October 24, 2016 and recorded on October 25, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4318 Barnes Cove Drive, 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 23rd day of August, 2019.

Samuel J. Stone

Kristen S. Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel J. Stone and Kristen S. Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2019.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

