Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 320310 DEEDWARR
11/26/2019 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20191126-0122408

39-B
File #19-1505

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gaye Melvin, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Washington, unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 117 (erroneously referred to as Lot No. in prior deeds) of Huntington Ridge Townhouse, of record in Plat Book 9700, page 846 (erroneously referred to as Plat Book 4675, page 9 which was voided by Plat Book 9700, page 846), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Gaye Melvin by deed from Linda C. Goad, unmarried, dated November 16, 2005, of record in Instrument No. 20051123-0142124, Register's Office for Davidson County, Tennessee.

Exceptions include:

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book 9700, Page 846, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, Book 4489, Page 905, Book 5394, Page 243 and Instrument No. 20110331-0024865 in the said Register's Office.

By-Laws of record in Instrument No. 20080324-0029069 and 20130724-0076332, in the said Register's Office.

Charter recorded at Book 4729, Page 682, Page 4890, Page 84, in the said Register's Office.

Easements of record at Book 11345, Page 59 and Instrument No. 20140902-0079897, as recorded in the said Register's Office.

This is improved property, known as: 494 Huntington Ridge 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of November, 2019.

Gaye Melvin

Gaye Melvin

State of Tennessee)
County of Davidson)

On this 22nd day of November, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gaye Melvin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/9/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 255,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of November, 2019.

Notary Public

My Commission Expires: 10/2/23

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert Washington	Ascend Federal Credit Union	161-11-0A-117.00 CO
494 Huntington Ridge Drive	PO Box 1210	
Nashville, TN 37211	Tullahoma, TN 37388	

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21