Karen Johnson Davidson County
Batch# 405705 DEEDWARR
05/26/2020 12:55:11 PM 2 pgs
Fees: $13.00 Taxes: $1,156.25
20200526-0053993

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426732

VT200426732

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $312,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2020.

Notary Public
My Commission Expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan R Nemcek and Kelsea Riddick 457 Coventry Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147 02 0 160.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Austin Melton and Ellen Melton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelsea Riddick and Jonathan Nemcek, as tenants in common with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of ABBAY HALL SECTION II, of record in Book 2331, Page 38, in the Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Austin Melton and Ellen Melton, husband and wife, by Warranty Deed from Randy Rae Leisenring, Co-Trustee of the Randy Rae Leisenring Trust u/a/d April 11, 2007, of record in Instrument No. 20150720-0070929, in the Register's Office of Davidson County, Tennessee, dated July 14, 2015 and recorded on July 20, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBAY HALL SECTION II, as recorded in Plat Book 2331, Page(s) 38.

Easement for the flow of the waters of the Sevenmile river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Sevenmile river (or creek), free from diminution or pollution.

This is improved property located at 457 Coventry Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2020.

Austin Melton

Ellen Melton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin Melton and Ellen Melton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021