WARRANTY DEED

Karen Johnson Davidson County
Batch# 450969 DEEDWARR
08/05/2020 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20200805-0086910

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

YENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0486

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Waneca L. Melton	OWNER	Map: 15007020300
(NAME) 3204 Country Lawn Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($245,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAMELA MCGRIFF, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WANECA LYNN MELTON, A SINGLE WOMAN,

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. 180 on the Plan of The Country, Section 5, of record in Book 5200, Pages 272, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alan L. McGriff and wife, Pamela McGriff, by deed from Douglas B. Tune, Jr. and wife, Elizabeth B. English Tune, of record in Book 6991, Page 147, dated September 23, 1986, Register's Office for said County. The said Alan L. McGriff having since died on April 8, 2020 and title vested in Pamela McGriff as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 271 and 272, said Register's Office; (3) Deed of Conveyance for Water Main of record in Book 6147, Page 817, in the Register's Office for Davidson County, Tennessee; (4) Deed of Conveyance for Sewer of record in Book 5925, Page 340 and Book 6147, Page 814, in the Register's Office for Davidson County, Tennessee; (5) Subdivision Restrictions, Building Lines and Easements of record in Plat Book 5200, Page 272, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5635, Page 547, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3204 Country Lawn Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3rd day of August, 2020.

Pamela McGriff

STATE OF ALABAMA
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela McGriff, 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 this, 3rd day of August, 2020.

My Commission Expires: 01-16-2023

Notary Public

GEORGE NICK AUTREY III
NOTARY PUBLIC
My Commission Expires
01-16-2023
ALABAMA STATE AT LARGE

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