Returned.

DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

WARRANTY DEED

Karen Johnson Davidson County
Batch# 454001 **DEEDWARR**
08/11/2020 09:43:33 AM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20200811-0089081

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2020.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-3-2023

(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard C. Melanson	New Owner	Map & Parcel 085 07-0-056.00
(NAME)	(NAME)	
209 Dedham Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten 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, Roy Edward Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard C. Melanson, unmarried, 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:

BEING Lot No. 207, on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, Pages 83-84, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Roy Edward Smith by deed from Carol Coker, a married woman, as the sole heir at law of Wilma H. McRaven of record in Instrument 20200203-0012196, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5415, Page 571, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 2900, Page 83-84, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 209 Dedham Drive, Nashville, TN 37214
(House Number) (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 my hand this 7th day of August, 2020.

Roy Edward Smith

STATE OF TENNESSEE

COUNTY OF Robertson

On this 7th day of August, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy Edward Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
6-21-21

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public,