20211584R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $345,000.00.. Affiant Subscribed and sworn to before me, this the 23rd day of August, 2021. Notary Public My commission expires: 5/18/24

Karen Johnson Davidson County
Batch# 704056 DEEDWARR
08/25/2021 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210825-0114713

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Chelcie Melton and Greg Melton	**Pinnacle Bank**	**106-16-0-023.00**
25765 Hillcrest Avenue	**150 3rd Avenue South Ste 1000**	
Escondido, CA 92026	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bradley A. Reeves, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chelcie Melton and Greg Melton, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, Register's Office for Davidson County, Tennessee.

Beginning on the Westerly margin of Foothill Drive at the corner of Lots Nos. 39 and 40; thence with the line between said two Lots Westwardly 197 feet to the Easterly line of Lot No. 37; thence with the line between said Lots Nos. 37 and 40 Northwardly 62 feet to the corner of Lots Nos. 37, 40, and 41; thence with the line between Lots Nos. 40 and 41, Northeastwardly 142.8 feet to the Southwesterly margin of Crownhill Drive; thence with the same around a slight curve Southeastwardly 109.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Southeastwardly 37.1 feet to the Westerly margin of said Foothill Drive; thence with the same Southwardly 119.9 feet to the beginning.

Being the same property conveyed to Bradley A. Reeves by Quitclaim deed from Allen Reeves and wife, Mary Jo Reeves of record in Instrument No. 20020627-0077810 Register's Office for Davidson County, Tennessee, dated June 18, 2002 and recorded on June 27, 2002.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 921 Crownhill Drive, Nashville, TN 37217.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 23rd day of August, 2021:

Bradley A. Reeves

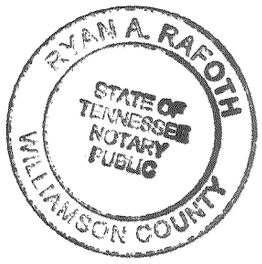
STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Bradley A. Reeves, 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, at office, this the 23rd day of August, 2021.

My Commission Expires: 5/18/24

Notary Public



TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on August 23, 2021.

RTW

Affiant Signature

8.24.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 24 day of August, 2021.

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY