THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027 P22-13435-BW	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 529,000.00 Elliott Mellichamp III Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 2022 Notary Public MY COMMISSION EXPIRES: 11-6-2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 866329 DEEDWARR
06/02/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20220602-0063736

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott Mellichamp, III	AmeriSave Mortgage Corporation	
1403 Straightway Circle	3525 Piedmont Rd NE, Ste 600	072-14-0-087.00
Nashville, TN 37206	Atlanta, GA 30305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Frank Taylor Glen Combs and Lindsay L. Combs, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elliott Mellichamp, III, an unmarried man**

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 the Southwesterly part of Lot No. 15 on the Map of A. B. Robinson's Subdivision of certain lots in Brownsville, as of record in Book 57, Page 1, Register's Office for Davidson County, Tennessee.

Beginning in the center of an unnamed street, at the Southwest corner of the property conveyed to Mallernee Realty Co. Inc., by deed from R. N. Griggs and wife, of record in Book 1470, Page 20, said Register's Office; thence with the center of said street, Westwardly 47 1/2 feet to the corner of Lots Nos. 15 and 16; thence with the line between said two lots Northwardly 135.2 feet more or less to the Southwest corner of the property conveyed to Buford Melvin Ingram and wife, by deed from R. N. Griggs and wife, of record in Book 1536, Page 435, said Register's Office; thence with Ingram's Southerly line, Eastwardly 47 1/2 feet to the Northwest corner of said Mallernee Realty Company's property; thence with said Company's Westerly line, Southwardly 135 feet more or less to the beginning. Description is the same as in the previous deed of record.

Being the same property conveyed to Frank Taylor Glen Combs and Lindsay L. Combs, husband and wife by Warranty deed from Susan A. Forester n/k/a Susan A. Richter and Steve Richter, wife and husband of record in Instrument No. 20180131-0009777 Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on January 31, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as 1403 Straightway Cir, Nashville, Tennessee 37206

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 the 27th day of May, 2022.

Frank Taylor Glen Combs

Lindsay L. Combs by Frank Taylor Glen Combs, Attorney-in-Fact
Lindsay L. Combs
By Frank Taylor Glen Combs, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank Taylor Glen Combs,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of May, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank Taylor Glen Combs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Lindsay L. Combs, as her Attorney in Fact, as the free act and deed of the within named **Lindsay L. Combs.**

Witness my hand and official seal this the 27 day of May, 2022.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 27, 2022.

Tori Cole

Affiant Signature

Date: 5/27/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 27, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

