WARRANTY DEED

BOOK 11584 PAGE 266

ET-99-0163

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $111,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY Of July, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary E. Merritt and Karen A. Merritt, Married	Owner	
(NAME)	(NAME)	
308 Aaronwood Court		063-16-0-B-008.00 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARY LYNN COHEN, UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GARY E. MERRITT AND KAREN A. MERRITT, MARRIED hereinafter called the Grantees, their heirs and assigns, that 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. 8 on the Plan of Hampton Park (formerly Chitwood Downs), as of record in Book 6900, Page 405, as amended in Book 6900, Page 550-552, Register's Office for Davidson County, Tennessee, as corrected by Certificate of Correction of record in Book 7462, Page 445, and further amended in Book 8181, Page 112, said Register's Office to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Mary Lynn C. Cohen by deed from Bernard K. Styers and wife, Bonita G. Styers of record in Book 9318, Page 696, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

RECEIVED
99 JUL 22 PM 3:03
RECORDING FEE 20.00
DATA PROCESSING FEE 2.00
TOTAL 22.00
STATE OF TENNESSEE, DAVIDSON COUNTY
RECORDED
06/14/99 3:03 PM
06148520

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )

This is improved (X) property, known as 308 Aaronwood Court, Old Hickory, Tennessee 37138
(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/our hand(s) this 19th day of July, 1999.

Mary Lynn C. Cohen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Beverly J. Heatherly, a Notary Public in and for said County and State, the within named Mary Lynn C. Cohen , the bargainor (s), 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 at Mt. Juliet, Tennessee, this 19th day of July, 1999.

My Commission Expires: 9/20/99

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Beverly J. Heatherly
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 19th day of July, 1999.

My Commission Expires _____

_____
Notary Public

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MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

Return to:

Executive Title, LLC
3584 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0614852

IDENTIFICATION REFERENCE

99 JUL 22 PM 3:03

PLEASE BE AWARE THAT THE QUALITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT MAY BE UNSATISFACTORY WHEN RECEIVED

CHRT
111500.00
CO TX 412.55
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 423.55
CHECK 423.55
13:07 0001 5878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494176