File No. 50424

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Merlin	Same as new owner	017 00 0 283.00
(NAME)	(NAME)	
2968 ~~2544~~ Greer Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/07/05 09:38 2 pgs
Fees:13.00 Taxes:277.50

20050707-0078018

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, Christopher Dale Quinn and wife, Connie Lin Quinn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Merlin and wife, Tressa Merlin, 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 the 2nd Civil District of Davidson County, Tennessee, being part of that certain 23.20 acre tract described in the deed from Merrill J. Waynick, et al, to Roger D. Ferguson and wife, Carol J. Ferguson, recorded in Book 6424, page 734, in the Register's Office for said County, described according to a survey made by Donald R. Carver, Registered Land Surveyor, Tennessee No. 271, dated March 22, 1988, as follows:

Beginning at an existing iron pin in the easterly margin of Greer Road at the southwest corner of said 23.20 acre tract; thence, with the easterly margin of Greer Road, N 35° 03' 41" W 96.96 feet to an iron pin; thence, along a new line N 65° 44' 13" E 2,641.07 feet to an iron pin in the easterly line of said 23.20 acre tract; thence, with the easterly line of said 23.20 acre tract, S 07° 15' 26" W 752.45 feet to an existing iron pin; thence, with southerly line of said 23.20 acre tract, N 82° 44' 34" W 662.59 feet to an existing iron pin; thence, N 26° 41' 11" W 270.00 feet to an existing iron pin; thence, S 63° 18' 49" W 1,654.75 feet to the point of beginning, containing 11.32 acres, more or less.

Being the same property conveyed to Christopher Dale Quinn and wife, Connie Lin Quinn by deed from Roger D. Ferguson and wife, Carol J. Ferguson, dated May 4, 1994, of record in Book 9335, page 40, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 2544 Greer Road, Goodlettsville, TN 37072

(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 our hands this 1st day of July, 2005.

Christopher Dale Quinn

Connie Lin Quinn

File No. 50424
STATE OF TENNESSEE

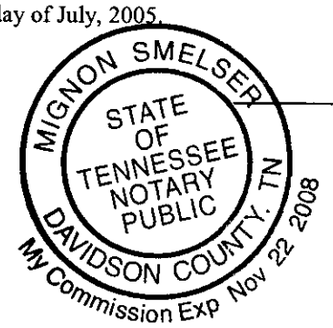
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Dale Quinn and wife, Connie Lin Quinn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2005.

Commission expires:

11-22-08



Notary Public