200601043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/02/06 14:33 2 pgs
Fees:13.00 Taxes:307.10

20060202-0013220

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lepara	NEW OWNER	72-06-0/3.00
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(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, **Jeanne Merriweather a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Lepara, a married man and Patricia Jenkins, 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 the westerly 63 feet of Lots Nos. 34,34 and 36 on the Plan of Maynor Place, as of record in Book 843, Page 24, Register's Office for said County.

Said part of said lots front 63 feet on the northerly side of Maynor Avenue, and runs back between parallel lines, 160 feet to the southerly line of Lot No. 79.

Being the same property conveyed to Jeanne Merriweather by Warranty Deed from Mile Bowlin, Gay Bowlin, Ronnie Bowlin and Sherrie Bowlin Tucker, The sole heirs at law of Bonnie Jean Bowlin (aka Bonnie H. Bowlin), dated May 28th, 1993 and filed for record in Book 8973, Page 526, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines if any easements and rights of way for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantees.

The said Daniel L. Merriweather joins in this conveyance to convey and all interest he may have in the subject property by virtue of his marriage to Jeanne Merriweather.

unimproved ☐

This is improved ☒ property, known as 909 Maynor Ave., Nashville, TN 37216
(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 24th day of January, 2006.

Jeanne Merriweather

Daniel L. Merriweather

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 Jeanne Merriweather and Daniel L. Merriweather the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that * executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

