WARRANTY DEED

File Number: 60178

Davidson County DEEDWARR
Recvd: 09/28/06 08:37 4 pgs
Fees:23.00 Taxes:376.48

20060928-0119840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Asha Hunter	American Home Mortgage	70-2-8.00
(NAME)	(NAME)	
2801 Buena Vista Pike	538 Broadhollow Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Melville, NY 11747	
(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, Johnny Merrimon, individually and heir at law, and Shirley Merrimon and Nancy Merrimon Townsend and Deborah Merrimon Sharpe and Susann Merrimon Lee, heirs at law, *HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Asha Hunter, a single woman, 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:

*of Nancy A. Merrimon

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2801 Buena Vista Pike, Nashville, TN 37218

(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 31st day of August, 2006.

Johnny Merrimon, individually and heir at law

Nancy Merrimon Townsend, heir at law

Susann Merrimon Lee, heir at law

Shirley Merrimon, heir at law

Deborah Merrimon Sharpe, heir at law

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 Johnny Merrimon the bargainor(s), 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 for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2006.

Commission expires: **MY COMMISSION EXPIRES: March 22, 2008**

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 Shirley Merrimon the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2006.

Commission expires: **MY COMMISSION EXPIRES: March 22, 2008**

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 Deborah Merrimon Sharpe the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2006.

Commission expires: **MY COMMISSION EXPIRES: March 22, 2008**

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 Nancy Merrimon Townsend the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2006.

Commission expires: **MY COMMISSION EXPIRES: March 22, 2008**

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 Susann Merrimon Lee the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 200

Commission expires: **MY COMMISSION EXPIRES: March 22, 2008**

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No.18 on the Plan of Taigon's Court Jackson, (formerly St. Michael's Square section Two) of record in Plat Book 6900, Page 710, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny Merrimon, and wife Gloria Merrimon and Nancy A. Merrimon by deed from Eddie W. Jackson and wife, Barbara Jackson,, dated April 12, 1990, of record in Book 8088, Page 795, Register's Office for Davidson County, Tennessee. The said Nancy A. Merrimon having since died on April 27, 2001 intestate leaving her children, Johnny Merrimon, Nancy Merrimon Townsend, Susann Merrimon Lee, Shirley Merrimon and Deborah Merrimon Sharpe, as her only heirs at law. The said Gloria Merrmon having since conveyed all her right, title and interest to Johnny Merrimon by Quitclaim Deed dated August 31, 2006 and filed of record in Instrument #Y_____, said Register's Office.

Y20060928.0119838