WARRANTY DEED

File Number: 60283

Davidson County DEEDWARR
Recvd: 11/17/06 14:34 2 pg
Fees:13.00 Taxes:305.25

20061117-0143292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

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
David Murrell	Coumtrywide Home Loans, Inc.	136
(NAME) 3880 Priest Lake Drive	(NAME) 801 Cresent Centre Drive	3-O-A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	110-CO
(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, Stuart Merrill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Murrell, a single person 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 Unit 26 Building 14 on the Plan of Priest Lake Park Condominium Townhouse Phase 1 of record in Plat Book 4460, page 88, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the property conveyed to Stuart A. Merrill, a single person, by Warranty Deed from Berna F. Johnson, dated July 30, 1999, of record in record Book 11614, page 17, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Book 7679, Page 173, Register's Office of said County.

Subject to all matters of record in Plat Book 4460, Page 88, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to Misc. Easement and intrusion Charter for HOA in record Book 4944, page 115, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 4651, page 412; Book 4943, page 962; 4651, page 420; Book 5083, page 417; Book 4979, page 933; Book 5189, page 671; Book 8115, page 838, Book 8115, page 849; and in Book 9089, page 765, Register's Office of said County.

The said Stuart A. Merrill joins in this conveyance by his wife, Leslie Crowder to waive any and all interest she may have in said property.

unimproved ☐

This is improved ☒ property, known as 3880 Priest Lake Drive, Antioch, TN 37013

(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 hand this 13th day of November, 2006.

Stuart Merrill

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 Stuart A. Merrill, a single person 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 13th day of November, 2006.

Commission expires: November 25, 2006

Sandra Golden-Woods Notary Public