Davidson County DEEDWARR
Recvd: 12/08/06 10:13 2 pgs
Fees:13.00 Taxes:978.65

20061208-0151833

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Keith Merrill	Keith Merrill	117-16-0
2520 Fairfax Avenue	2520 Fairfax Avenue	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37212	PARCEL 178.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Four Thousand Five Hundred Dollars and Zero Cents ($264,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Whitley B. Forehand and wife, Svitlana N. Forehand, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keith Merrill, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly 35.0 feet of Lot No. 36 and the westerly 35.0 feet of Lot No. 37 on the Map of S. F. and C. D. Morrow's Subdivision as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee.

SAID parts of Lot Nos. 36 and 37 front together 70.0 feet on the northerly side of Morrow Street and run back between parallel lines 163.5 feet to the center of an alley.

BEING the same property conveyed to Whitley B. Forehand and wife, Svitlana N. Forehand, by deed dated January 31, 2005, from SunTrust Bank and John W. Nelley, Jr., Co-Executors of the Estate of Mary Lindsay Polk of record as Instrument No. 20050201-0011578 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 1114 Morrow Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 5th day of December 2006.

Svitlana N. Forehand

SvitlanaN. Forehand

By:

Whitley B. Forehand, Attorney in Fact

Whitley B. Forehand

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Whitley B. Forehand, the bargainor, 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 5th day of December 2006.

Mitchell A. Watts Notary Public

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 9/30/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Whitley B. Forehand, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Svitlana N. Forehand, and acknowledged that he executed the same as the free act and deed of the said Svitlana N. Forehand.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December 2006.

Mitchell A. Watts Notary Public

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 9/30/2009