File No. 70467

WARRANTY DEED

RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 11.22.08
(AFFIX SEAL)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
331 West Drive, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Bess	Countrywide Home Loans	33-8-76
(NAME)	(NAME)	
134 Hardaway Drive	801 Crescent Centre Drive Suite 510	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Franklin TN 37067	
(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, James F. Merritt and wife, Melissa A. Merritt (f/k/a Melissa A. Sechler) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa Bess, an unmarried 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 Lot No. 315 on the Plan of Gatewood, Section II, as of record in Book 3700, Page 144 and 145, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 315 fronts 75 feet on the Southeasterly margin of Hardaway Drive and extends back 220.1 feet on the Northeasterly line and 220.0 feet on this Southwesterly line, to a dead line in the rear measuring 75 feet.

BEING the same property conveyed to James F. Merritt and Melissa A Sechler, both unmarried by deed from Robert Linden Dempsey and Patti Dempsey Rollins dated October 14, 1994 and filed for record on October 24, 1994 on Book 9499, Page 895, in the Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4179, page 488, said Register's Office.

Melissa A. Sechler having since married is now known as Melissa A. Merritt.

Davidson County DEEDWARR
Recvd: 06/25/07 10:00 2 pgs
Fees:13.00 Taxes:455.10
20070625-0075308

unimproved ☐

This is improved ☒ property, known as 134 Hardaway Drive, 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 22nd day of June, 2007.

James F. Merritt

Melissa A. Merritt

File No. 70467

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Merritt and wife, Melissa A. Merritt, 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 22nd day, June 2007.

Commission expires: 7-24-2010

Lura Brady

Notary Public

