WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2009

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Steve D. Merryman	New Owners	Parcel ID:
2050 Neal Road		15002006100
Watertown, TN 37184		

FOR AND IN 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

Joseph W. Cole, Jr. and wife, Geneva Cole

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **
Steve D. Merryman and Sherri P. Merryman, Trustees of the Merryman Family Revocable Living Trust dated Mar/
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 Lot No. 60 on the Plan of Percy Priest Meadows, Section Two, of record in Plat Book 4860, page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Cole, Jr. and wife, Geneva L. Cole, by Warranty Deed dated March 31, 1997, of record in Book 10408, page 233, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated at closing and assumed by the Grantees, (2) all matters appearing on the plan of record in Book 4860, page 15, said Register's Office; and (3) Restrictive Covenants of record in Book 4914, page 404, said Register's Office.

** March 13, 2009

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

Unimproved ( )

This is Improved (X) property, known as 537 Moss Landing Drive, Antioch, TN 37013

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 30th day of April, 2009.

Joseph W. Cole, Jr.

Joseph W. Cole, Jr.

Geneva Cole

Geneva Cole

BILL GARRETT, Davidson County
Trans: T20090029318 DEEDWARR
Recvd: 05/04/09 14:17 2 pgs
Fees: 13.00 Taxes: 281.20

20090504-0040588

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 Joseph W. Cole, Jr. and Geneva Cole, 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 30th day of April, 2009.

My Commission Expires: 3/7/11

Notary Public

