3913

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100048067 DEEDWARR
Recvd: 08/04/10 13:24 2 pgs
Fees:13.00 Taxes:2682.50
20100804-0061403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/26/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore L. Merhoff, II	Wells Fargo Bank, NA	Map 159-6
(NAME)	(NAME)	
1220 Taggartwood Drive	P.O. Box 5708	Parcel 7
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Springfield, OH 45501-5708	
(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, **RICHARD A. DAVIS AND WIFE, BETH DAVIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THEODORE L. MERHOFF, II AND WIFE, KAREN S. MERHOFF,** 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. 23 on the Plan of Taggartwood of record in Plat Book 4175, page 60, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard A. Davis and Beth Davis, husband and wife, by deed from Prime Motive Builders LLC of record in Instrument #20040607-0066738, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 4175, page 60, said Register's Office; and (c) restrictive covenants of record in Book 4173, page 193 and Book 4352, page 72, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1220 Taggartwood Drive, Brentwood, Tennessee 37027
(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 29th day of July, 2010.

Richard A. Davis by Kevin D. Montgomery, Attorney in Fact

Richard A. Davis
By Kevin D. Montgomery, Attorney in Fact

Beth Davis by Kevin D. Montgomery, Attorney in Fact

Beth Davis
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2010, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Richard A. Davis and Beth Davis and acknowledged that he executed the same as the free act and deed of Richard A. Davis and Beth Davis.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2010.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014