File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120076213 DEEDWARR
Recvd: 10/08/12 13:34 2 pgs
Fees:13.00 Taxes:166.50
20121008-0091989

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Nesbitt	NEW OWNERS	09416001800
(NAME)	(NAME)	
P. O. Box 100229		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224	,	
(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, **Tina Darlene Hastings Merryman, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Nesbitt and wife, Diane Nesbitt**, 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:

Beginning at a point in the northerly margin of Marwood Lane, 150 feet easterly of the easterly line of Spence Lane, (as widened), thence easterly with said northerly line 140 feet to a point; thence northerly and parallel to Spence Lane 100 feet to a point; thence westerly parallel to Marwood Lane 140 feet; thence southerly 100 feet to the point of beginning, according to a survey dated February 25, 1986, by Larry L. Campbell, Registered Land Surveyor.

Being the same property conveyed to Phil R. Merryman and wife, Tina D. Merryman by deed from Robert L. Helton, unmarried, of record in Book 6795, page 468, Register's Office for Davidson County, Tennessee. Further conveyed to Tina Darlene Hastings Merryman by Quitclaim Deed form Phil Royce Merryman, pursuant to the Final Decree of Divorce of record in Book 8269, page 151, said Register's Office.

This conveyance is subject to 2012 taxes, paid, prorated and assumed by the Grantees; Subject to the rights and claims of parties in possession.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1502 Marwood Lane, Nashville, TN 37210

(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 5th day of October, 2012.

Tina Darlene Hastings Merryman
Tina Darlene Hastings Merryman
Darlene Tim

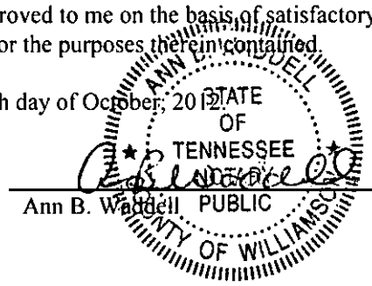
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Tina Darlene Hastings Merryman, with whom I am personally acquainted (proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of October, 2012.

Commission expires: October 5, 2015



Ann B. Waddell, PUBLIC Notary Public