**Prepared By & Return To:**
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
14-3038

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF April, 2014.

Notary Public

Commission Expiration: 4/20/15

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| **Kelly Mercier**<br>**1029 Rachels Square Drive**<br>**Hermitage, TN 37076** | **Kelly Mercier**<br>**1029 Rachels Square Drive**<br>**Hermitage, TN 37076** | **07511017400** |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Chad Ravert**

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kelly Mercier, A Single Woman**

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 96-A on the Plan of Zone Lot Division of Lots 80-107, Rachel's Square (now Colony Downs), Section Town, as of record in Plat Book 6250, page 542, amending Plat Book 6200, page 42, also amended in Book 8030, page 757, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chad Ravert on 09/28/1999 by deed from Deborah H. Hines and Cason Dickinson, Trustee, filed for record on 10/06/1999 in Book 11692, page 304, in the Register's Office for Davidson County Tennessee.

This is improved property known as **1029 Rachels Square, Hermitage, TN 37076**

**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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my hand this 30 day of April, 2014.

BILL GARRETT, Davidson County
Trans:T20140030544 DEEDWARR
Recvd: 05/05/14 08:43 2 pgs
Fees:13.00 Taxes:329.30
20140505-0037713

Chad Ravert by D. Reeder his attorney in fact

**Chad Ravert by Daniel Reeder, His Attorney in Fact**

STATE OF TENNESSEE
COUNTY OF: Sumner

On this the 30 day of April, 2014, before me personally appeared Daniel Reeder, to me known to be the person who executed the foregoing instrument in behalf of Chad Ravert ,as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of said Chad Ravert. Witness my hand and official seal.

D N L

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY