BILL GARRETT, Davidson County
Trans:T20140075223 DEEDWARR
Recvd: 10/06/14 10:31 2 pgs
Fees:13.00 Taxes:111.00
20141006-0092231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 30,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2014.

Notary Public

My commission expires: 3-01-16

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TOWNE SQUARE, LLC	**New owner**	**06800006400**
0 ASHLAND CITY HWY	**4672 HEATH RD.**	
NASHVILLE, TN 37216	**NASHVILLE, TN 37221**	

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 ACKNOWLEDGE, WE,

HENDREN E. MERRITT, SR. an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TOWNE SQUARE, LLC

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 the 13th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a monument in the north margin of Hydes Ferry Pike, the same being the southwest corner of Walker; thence with the north margin of Hydes Ferry Pike in a westerly direction 124.95 feet to a point, the beginning point of the tract herein conveyed; thence continuing with said margin, 235.70 feet to a point; thence North 12° 41' 10" East 919.71 feet to a fence stake; thence in an easterly direction, 220.80 feet to a fence stake; thence South 12° 27' 44" West 905.29 feet to the beginning, containing 4.60 acres, more or less, according to survey of Jack R. Underwood, No. 420.

BEING THE SAME PROPERTY CONVEYED TO HENDREN E. MERRITT, SR. and wife, PEARLIE M. MERRITT, BY WARRANTY DEED FROM JOHN ROBERT MARTIN AND L. H. MELTON, DATED 10/12/1983 AND RECORDED ON 11/08/1983 IN BOOK 5172, PAGE 456, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PEARLIE M. MERRITT HAVING SINCE DIED ON NOVEMBER 4, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 0 ASHLAND CITY HWY, NASHVILLE, TN 37216.

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 in 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/our hand(s) this 30th day of September, 2014.

Hendren E. Merritt Sr.

HENDREN E. MERRITT, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HENDREN E. MERRITT, SR., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY