RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN145057

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140088951 DEEDWARR
Recvd: 11/25/14 14:36 2 pgs
Fees:13.00 Taxes:560.55
20141125-0108822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2014.

NOTARY PUBLIC

My commission expires: 8-23-16

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah Roberts *et vir* 924 Riverside Drive Nashville, TN 37206	Same address as new owner	083-07-0-098.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty One Thousand Five Hundred and 00/100 Dollars ($151,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KELLY L. LOCKRIDGE, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **LEAH ROBERTS, AN UNMARRIED WOMAN AND ANDREW MERZI, AN UNMARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots 56 and 57 on the Map of Robert E. Powers Land, as of record in Book 421, Page 56, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by Geo W. Watkins, Surveyor, August 23, 1949, as follows: Beginning at a point in the Westerly margin of Riverside Drive, 23 feet North of the corner of Lots 56 and 57; thence Westerly crossing the line between said lots at 71.0 feet, a total distance of 215.5 feet to a point in the rear line of Lot 57 in the East line of the right-of-way of the L&N Railroad, which point is 46.3 feet South of corner of Lots 56 and 57; thence Southerly 15.7 feet to an iron pin at the Southwest corner of Lot 57; thence with the South line of said Lot 57, Easterly 227 feet to the Westerly margin of Riverside Drive; thence with the margin of same, Northerly 85 feet to the point of beginning.

BEING the same property conveyed to Kelly L. Lockridge, a single woman, by Warranty Deed from David Sharifi, married, dated August 19, 2004 and recorded August 26, 2004, of record in Instrument Number 20040826-0103500, Register's Office for Davidson County, Tennessee. Reference also Quitclaim Deed from Amos Terrell Long, dated March 9, 2009 and recorded March 13, 2009, of record

The address of the herein described property is believed to be 924 Riverside Drive, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; to any and all restrictive covenants and/or easements of record; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 21st day of November, 2014.

Kelly L. Lockridge

KELLY L. LOCKRIDGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kelly L. Lockridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of November, 2014.



Notary Public

Karen L. Trusty

Printed Notary Name

My commission expires: 8-23-16