WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150016984 DEEDWARR
Recvd: 03/09/15 15:47 2 pgs
Fees: 13.00 Taxes: 995.30

20150309-0020123

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES ON 8-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melody Mercer	SAME	161140A02100CO
(NAME)	(NAME)	
616 Andrew Rucker Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary L. Merritt**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Melody Mercer and husband, Gregory A. Mercer**, hereinafter called the GRANTEE(S), their heirs and/or 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. 21, on the Plan of Subdivision for Phase 1 of Thrible Springs Estates of record in Plat Book 6900, Page 313, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Steve T. Merritt and wife, Mary L. Merritt by Warranty Deed dated from John D. Insana and wife, Hannah R. Insana of record in Book 11028, Page 633, Register's Office for Davidson County, Tennessee. Steve T. Merritt died on or about May 17, 2007, thereby leaving Mary L. Merritt as his surviving Tenant by the Entirety.

THIS CONVEYANCE is subject to (1) all matters as set forth per Plat Book 6900, Page 313, Boundary Plat Book 7900, Page 738; (2) Declaration of Restrictive Covenants of record in Book 7231, Page 59, as amended of record in Book 8655, Page 48, amendment re-recorded of record in Book 8676, Page 537; (3) All matters set out in document including but not limited to an Easement of record in Book 7143, Page 941; (4) Deed of Conveyance of record in Book 7593, Page 468 and Book 7593, Page 503; (5) all matters set out in document including but not limited to an Easement of record in Book 7859, Page 380; (6) Charter of record in Book 7148, Page 179; (7) Quitclaim Deed to the Homeowner's Association of record in Book 8655, Page 105, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 616 Andrew Rucker Lane, Nashville, TN 37211

File No.: 01291-11758
SMG TN Warranty Deed

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 12th day of February 2015

Mary L. Merritt

Mary L. Merritt

State of Tennessee
County of Coffee

Personally appeared before me Mary L. Merritt, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of February, 2015.

Notary Public
My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067