This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 05/07/15 15:00 3 pgs
Fees:18.00 Taxes:645.65
20150507-0041968

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Sara A. Meradith	**New Owner**	**161-03-159**
17726 Island Circle		
Bennington, NE 68007		

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That **Suzette Ervin and Sabra Love,** (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors in hand paid by **Sara A. Meradith and husband, Robert E. Meradith** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 40 of the Plan of McMurray Park, of record in Book 5050, page 89, Register's Office for said county, to which reference is hereby made for a more particular description.

Being the same property conveyed to Sabra Love and Suzette Ervin by Quitclaim Deed from Ellis J. Saad, Sr. dated December 6, 2006 and placed of record March 3, 2008 as Instrument No. 20080303-0020597, Register's Office for Davidson County, Tennessee.

This is improved property which bears the address of: 586 McMurray Drive, Nashville, Tennessee 37211

This is investment property of the grantors and not the marital residence of either, therefore no marital interests exist to be conveyed.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself, her successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **23rd** day of **April, 2015.**

Suzette Ervin by Sabra Love attorney in fact
Suzette Ervin by
Sabra Love, Attorney-in-Fact

Sabra Love
Sabra Love

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, **Sabra Love**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of **Suzette Ervin,** and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal at office, on this **23rd** day of **April, 2015.**

Notary Public

Commission Expires: 1/8/2019

AMANDA JOLLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Sabra Love,** the bargainor(s), 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 official seal at office, on this **23rd** day of **April, 2015.**

Notary Public

Commission Expires: 1/8/2019

AMANDA JOLLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$174,500.00.**

Sworn to and subscribed before me this **23rd** day of **April, 2015.**

Affiant

Notary Public

My Commission Expires: 1/8/2019

AMANDA JOLLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

