Davidson County DEEDWARR
Recvd: 05/11/15 15:15 5 pgs
Fees:28.00 Taxes:1088.17
20150511-0043094

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $294,100.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2015.

Notary Public

My commission expires: 2/25/19

(Notary Stamp)

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hunter D. Bennett **Sara C. Bennett**	**New Owner**	**Map/Parcel: 160-03-0-044.00**
609 Oakley Drive	Same	
Nashville, TN 37220		

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, I/WE,

Edwin A. Merrick, Administrator for the Estate of Marguerite Merrick and Edwin A. Merrick, individually, as sole heir-at-law of Marguerite Merrick

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hunter D. Bennett and Sara C. Bennett, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND 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. 55 on the Plan of Haileywood Estates, Section IV, as of record in Book 2330, page 59, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Oakley Drive, at the corner of Lots 54 and 55; thence westerly along the margin of said Drive, 93.6 feet to a point in the beginning of a curve; thence around said curve, southwesterly 34.5 feet to a point in the easterly margin of Anchorage Drive; thence with the margin of the same, southerly 92 feet to a point; thence easterly 150 feet to a point in the westerly boundary of Lot 54; thence with the line between Lots 54 and 55, northerly 143.8 feet to the point of beginning.

Being the same property conveyed to James R. Terhune and wife, Margaret I. Terhune, by Warranty Deed from William Marvin Greathouse and wife, Ruth Nesbitt Greathouse, dated March 30, 1966 of record in Book 4001, Page 677, Register's Office for Davidson County, Tennessee. James R. Terhune having since died. And being the same property conveyed to Marguerite Merrick by Quitclaim Deed from Margaret I. Terhune dated May 16, 2002 of record as Instrument # 20020516-0060267, Register's Office for Davidson County, Tennessee. Marquerite Merrick having died on September 12, 2014. Edwin A. Merrick, being the Administrator of the Estate of Marquerite Merrick, probate case No. 14P1692 in the Seventh Circuit Court for the Twentieth Judicial District for Tennessee, at Nashville, and the sole heir of her estate. See Order Granting Petition for Letters of Administration attached hereto as Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2330, Page 59, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2481, Page 390, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 609 Oakley Drive, Nashville, TN 37220.

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 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 except as 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.

8th Edwin Admin/Estate

Witness my/our hand(s) this 7th day of May, 2015.

Estate of Marguerite Merrick

Edwin G. Merrick, Administrator
By: Edwin A. Merrick, Administrator

Edwin G. Merrick
Edwin A. Merrick, Individually

STATE OF Maryland
COUNTY OF Allegany

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edwin A. Merrick, Administrator of the Estate of Marguerite Ivey Terhune Merrick, probate case No. 14P1692 in the Seventh Circuit Court for the Twentieth Judicial District for Tennessee, at Nashville, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and being authorized to execute on behalf of the Estate and who acknowledged that he/she executed this instrument for the purposes contained therein.

8th Estate Admin/Estate

Witness my hand, at office, this 7th day of May, 2015.

Notary Public

My Commission Expires: 8/4/2015

JEREMY SELLERS
NOTARY PUBLIC
ALLEGANY COUNTY
MARYLAND
My Commission Expires 08-04-2015

STATE OF Maryland
COUNTY OF Allegany

Personally appeared before me, a Notary Public of said County and State, Edwin A. Merrick, the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

8th Edwin Admin/Estate

Witness my hand, at office, this 7th day of May, 2015.

Notary Public

My Commission Expires: 8/4/2015

JEREMY SELLERS
NOTARY PUBLIC
ALLEGANY COUNTY
MARYLAND
My Commission Expires 08-04-2015

File #: 150189JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027



IN THE SEVENTH CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL DISTRICT OF TENNESSEE,
AT NASHVILLE

FILED

OCT 23 2014

RICHARD R. ROOKER, Clerk
By _____ Deputy

In the matter of the ESTATE OF MARGUERITE IVEY TERHUNE MERRICK Deceased	Case No. 14P1692

ORDER GRANTING PETITION FOR LETTERS OF ADMINISTRATION

This case came before the Special Probate Master for hearing on October 23, 2014, on the verified petition of Edwin A. Merrick for letters of administration as well as the petitioner's Affidavit Waiving Tennessee Inheritance Tax Return. Based on the petition and affidavit, the Special Probate Master finds:

1. The decedent, Marguerite Ivey Terhune Merrick, died on September 12, 2014, at the age of sixty-four years. The decedent resided in Davidson County, Tennessee, at the time of her death. The decedent was divorced at the time of her death.

2. The decedent died without a will.

3. Petitioner Edwin A. Merrick is an adult, the decedent's only child, and the decedent's only heir-at-law and is therefore entitled to serve as administrator of the decedent's estate pursuant to Tenn. Code Ann. § 30-1-106.

4. The decedent owned real estate worth approximately $250,000, less approximately $115,000 in indebtedness secured by the property.

5. The decedent owned personal property worth approximately $89,000.

6. The estimated gross value of the decedent's estate for probate purposes is approximately $ 89,000 and for Tennessee inheritance tax purposes is approximately $701,000.

Based on the foregoing findings of fact, the Special Probate Master orders that:

1. Edwin A. Merrick is hereby appointed administrator and personal representative of the decedent's estate;

2. The clerk shall qualify him as administrator and personal representative and issue appropriate letters of administration;

3. There administrator is hereby excused from posting bond and filing an inventory and interim and final accountings, *provided*, that the administrator shall file annual status reports as required by the local rules;

4. The requirement of filing the Tennessee Inheritance Tax return is hereby waived; and

5. The clerk shall issue notice to creditors and the Department of Revenue as required by Tenn. Code Ann. § 30-2-306 and § 67-8-406, respectively.

IT IS SO ORDERED.

10/23/14

John Manson
Special Probate Master

Proposed for entry:

W. Justin Adams (#22433)
TRAUGER & TUKE
222 Fourth Avenue North
Nashville, Tennessee 37219
Telephone 615-256-8585
Telecopier 615-256-7444
jadams@tntlaw.net
Petitioner's counsel

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY