Box 14

BILL GARRETT, Davidson County
Trans:T20150064727 DEEDWARR
Recvd: 08/05/15 09:47 2 pgs
Fees:13.00 Taxes:6382.50
20150805-0077719

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,725,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2015.

Notary Public

My commission expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Anne B. Wallace	**New Owner**	**M/P 103-04-432, 433, 434, 435, 436 & 437**
30 Old Club Ct		
Nashville, TN 37209		

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,

Marla Merhoff Richardson, Trustee of the Glenda Doyle Merhoff Living Trust U/A/D October 1, 2004 and Marla Clare Merhoff Richardson, Trustee of the Frank R. Merhoff Revocable Pour Over Trust for Glenda D. Merhoff, Children and Issue U/A/D March 16, 1988

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

Anne B. Wallace

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Nos. 1, 2, 3, 4, 5 and 6 on the Plan of the Re-Subdivision of Lot No. 100 and the westerly 50 feet of Lot No. 101 on the Plan of West End Annex, of record in Plat Book 4715, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING all of the same property conveyed to Frank R. Merhoff and wife, Glenda Merhoff by Deed dated May 23, 1978 from Mildred McDonald (unmarried) and Clayton McDonald, Jr., of record in Book 5289, Page 271, Register's Office for Davidson County, Tennessee, and further conveyed to Frank R. Merhoff, a one-half (1/2) undivided interest as tenant in common and to Glenda D. Merhoff (a/k/a Glenda Merhoff and Glenda Doyle Merhoff) a one-half (1/2) undivided interest as tenant in common by Quitclaim Deed dated November 15, 1991 from Frank R. Merhoff and wife, Glenda D. Merhoff and Mark H. Westlake, Trustee, of record in Book 8505, Page 937, said Register's Office. The said Frank R. Merhoff having since died on June 27, 2002 and by the Last Will and Testament of Frank R. Merhoff, of record in Docket No. P7248, Clerk and Master's Office for Williamson County, Tennessee, directed all his right, title and interest to Glenda D. Merhoff and Vonnell D. Tingle, Co-Trustees of a trust executed by Frank R. Merhoff for the use and benefit of his wife Glenda D. Merhoff and his children, Frank Doyle Merhoff, Marla Clare Merhoff, and Vance Frederick Merhoff and Affidavit of Heirship, of record in Instrument No. 20131219-0128106, Register's Office for Davidson County, Tennessee. The said Glenda Merhoff further conveyed her one half (1/2) interest to Glenda Doyle Merhoff and Marla Merhoff Richardson, Co-Trustees and their successors, in trust of the Glenda Doyle Merhoff Living Trust dated October 1, 2004 with full power to sell, mortgage, lease and convey without joinder of any beneficiary by Quitclaim Deed dated November 22, 2013 from Glenda Merhoff, of record in Instrument 20140102-0000484, said Register's Office.

The said Glenda Doyle Merhoff died on April 15, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4014, 4016, 4018 Utah Ave., and 4021, 4025 and 4029 Media St., Nashville, TN 37209.

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 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 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 HANDS EFFECTIVE AS OF August 3, 2015:

Marla Merhoff Richardson, Trustee
of the Glenda Doyle Merhoff Living Trust U/A/D October 1, 2004

Marla Clare Merhoff Richardson, Trustee
of the Frank R. Merhoff Revocable Pour Over Trust for Glenda D. Merhoff, Children and Issue U/A/D March 16, 1988

STATE OF TENNESSEE	)	**NOTARY ACKNOWLEDGEMENT**
	)	
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, **Marla Merhoff Richardson, Trustee of the Glenda Doyle Merhoff Living Trust U/A/D October 1, 2004 and Marla Clare Merhoff Richardson, Trustee of the Frank R. Merhoff Revocable Pour Over Trust for Glenda D. Merhoff, Children and Issue U/A/D March 16, 1988**, 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 the 3rd day of August, 2015.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20151385R