FILE NUMBER
350226-2

REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20150071929 DEEDWARR
Recvd: 08/25/15 11:29 3 pgs
Fees:18.00 Taxes:518.00
20150825-0085804

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $140,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 17th DAY OF August, 2015.

NOTARY PUBLIC
COMMISSION EXPIRES: 1-26-19

R. W. HARDISON NOTARY PUBLIC STATE OF TENNESSEE SEAL MAURY COUNTY My Commission Expires 01-26-2019

THIS INSTRUMENT PREPARED BY:
R. W. Hardison , Esq.
Hardison Law Office, PLLC
3312 Kedron Road
Spring Hill, TN 37174

SEND TAX BILLS TO:
Keith A. Bolton
9206 Concord Road
Brentwood, TN 37027

NEW OWNER:
Keith A. Bolton
9206 Concord Road
Brentwood, TN 37027

GENERAL WARRANTY DEED

This indenture is made and entered into this 17th day of August, 2015 between BERNARD GLENN MERRELL AND SARAH MERRELL HARRIS AND SONYA MARIE MERRELL AND WILLIAM DANDRIDGE MERRELL AND CHRISTIAN DENEE MERRELL (hereinafter referred to as "GRANTOR") and KEITH A. BOLTON (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

LAND in Davidson County, Tennessee and being more particularly described as follows:

Lot No. 8 of the Dugger Bros. Subdivision as shown by a map of record in Book 1130 at page 20 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. Said subdivision is part of the E. B. Rucker land on Bronte Avenue. Said Lot No. 8 fronts 61 feet on the Easterly side of Bronte Avenue and runs back between lines 158.4 feet on the northerly line and 173 feet on the southerly line to the westerly line of the right-of-way of the L & N Railroad on which it measures 66 feet.

BEING the same property conveyed to Willie L. Merrell and wife Sarah S. Merrell by instrument of record in Book 3891 at page 672 in the Davidson County, Tennessee Register of Deeds office. Sarah S. Merrell predeceased Willie L. Merrell leaving Willie L. Merrell the sole owner by survivorship. Willie Lee Merrell (aka Willie L. Merrell) died testate on August 15, 2014 in Davidson County, Tennessee whereby the property was devised to Bernard Glenn Merrell and Sarah Merrell Harris and Sonya Marie Merrell and William Dandridge Merrell and Christian

Denee Merrell See Docket Number 14P1928 in the Davidson County, Tennessee Circuit Court.

Tax Parcel # 072 10 0 170.00

Property Address: 2824 Bronte Ave, Nashville, TN 37216

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

BERNARD GLENN MERRELL

SARAH MERRELL HARRIS

SONYA MARIE MERRELL

WILLIAM DANDRIDGE MERRELL

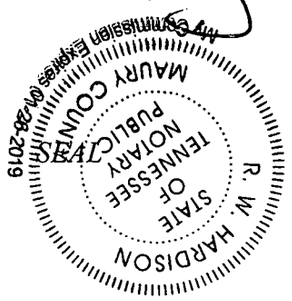
CHRISTIAN DENEE MERRELL

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared BERNARD GLENN MERRELL, SARAH MERRELL HARRIS, SONYA MARIE MERRELL, WILLIAM DANDRIDGE MERRELL AND CHRISTIAN DENEE MERRELL to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 17th day of August, 2015



NOTARY PUBLIC
COMMISSION EXPIRES:_____