

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Ashley Reiss
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2015.

Mandy Terry
Notary Public

My commission expires: 3-10-19

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:
Matthew A. Parriott	**Avenue Bank**	**160-14-0C-055.00-CO**
755 Fox Ridge Drive	**3823 Cleghorn Avenue**	
Brentwood, TN 37027	**Nashville, TN 37215**	

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 Dated the 1st day of October, 2004

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

Matthew A. Parriott and Lindsay J. Parriott, husband and wife

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 Unit 755 on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, Page (s) 376 & 377, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank R. Merhoff and wife, Glenda D. Merhoff by Warranty deed from Marla Clare Merhoff Richardson and husband, Hunter M. Richardson of record in Book 11292, page 144, Register's Office for Davidson County, Tennessee, dated January 08, 1999 and recorded on January 11, 1999.

Being the same property conveyed to Glenda Doyle Merhoff and Marla Merhoff Richardson, Co-Trustees and their successors in trust of the Glenda Doyle Merhoff Living Trust dated the 1st day of October, 2004 by Quitclaim deed from Glenda Merhoff of record in Instrument No. 20131203-0122748 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on December 03, 2013. The said Glenda Doyle Merhoff having died April 15, 2015. See Abstract of Trust recorded August 5, 2015, in Book 6528 Page 672, Register's Office for Williamson County, Tennessee.

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 755 Fox Ridge Drive, Brentwood, TN 37027.

Davidson County DEEDWARR
Recvd: 09/30/15 15:22 3 pgs
Fees:18.00 Taxes:499.50
20150930-0099566

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 September 30, 2015:

Marla Merhoff Richardson, Trustee

Marla Merhoff Richardson, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Marla Merhoff Richardson, Trustee 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 30th day of September, 2015.

My Commission Expires: 6-5-16

Notary Public

20151526R

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY