BILL GARRETT, Davidson County
Trans:T20150099836 DEEDWARR
Recvd: 11/24/15 10:24 2 pgs
Fees:13.00 Taxes:566.10
20151124-0118987

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 153,000.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2015.

Notary Public

My commission expires: 11-20-18

THIS INSTRUMENT WAS PREPARED BY
Simplified Search and Escrow
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebecca Ruth Merin	**NEW OWNER**	**05212003100**
713 Nix Pass		
Madison, TN 37115		

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, WE,

Wilda June Kirkpatrick, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Ruth Merin, a widow

HEREINAFTER CALLED THE GRANTEES, 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 No. 8 on the Plan of Herlin Meadows, Section 1, as of record in Book 1835, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 135 feet on the easterly side of Nix Pass and runs back 147.16 feet on the northerly line and 150 feet on the southerly line to a dead line, measuring 164 feet thereon.

Being the same property conveyed to John Anthony Kirkpatrick and wife, Wilda June Kirkpatrick by Warranty Deed from Clifton E. Corlew and wife, Helen S. Corlew dated 05/26/53 and recorded on 05/27/53 in Book 2147, page 65, said Register's Office for said county.

The said John Anthony Kirkpatrick died on September 22, 1997 per Certificate of Death dated October 15, 1997, State of Tennessee Office of Vital Records.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 713 Nix Pass, Madison, TN 37115.

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, their heirs and assigns forever; and we do covenant with 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 in 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 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.

Witness my/our hand(s) this 20th day of November, 2015.

Wilda June Kirkpatrick

Wilda June Kirkpatrick

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Wilda June Kirkpatrick,** 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 20th day of November, 2015.

Notary Public

My Commission Expires: 11-20-2018

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY