This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15759

BILL GARRETT, Davidson County
Trans:T20150109148 DEEDWARR
Recvd: 12/28/15 13:48 2 pgs
Fees:13.00 Taxes:702.63
20151228-0130086

Send Tax Bills To:
Highlands Residential Mortgage, Ltd.
12001 N. Central Expressway, Suite 750
Dallas, TX 75243

New Owner is:
Bernard Merrell
5116 Pebble Creek Drive
Antioch, TN 37013

MAP: 149-10-0

PARCEL: 066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cynthia L. Conger, Trustee of the Cynthia L. Conger Living Trust, dated April 26, 2013**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bernard G. Merrell, a single man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **5116 Pebble Creek Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 87 on the plan of Oakwood, Phase 6, Section 2, of record in Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Cynthia L. Conger, trustee of the Cynthia L. Conger Living Trust, dated April 26, 2013, by Quitclaim Deed from Cynthia H. Conger, dated 4/26/13 and recorded 4/30/13 in Instrument No. 20130430-0043080; and being the same property previously conveyed to Cynthia Y. Conger by Quitclaim Deed from Jordan Y. Conger and Cynthia H. Conger, dated 2/23/10 and recorded 2/25/10 in Instrument No. 20100225-0014329; and being the same property previously conveyed to Jordan Y. Conger and Cynthia H. Conger, f/k/a Cynthia L. Harrison, joint tenants with right of survivorship, by Quitclaim Deed from Cynthia L. Harrison n/k/a Cynthia H. Conger, dated 12/10/04 and recorded 12/14/04 in Instrument No. 20041214-0148180; and being the same property previously conveyed to Cynthia L. Harrison, unmarried, by Warranty Deed from Paul Kilhullen and wife, Barbara Kilhullen, dated 7/30/99 and recorded 11/4/99 in Book 11732, Page 361, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heir heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of December, 2015.

GRANTOR(S):

Cynthia L. Conger Trustee

CYNTHIA L. CONGER, TRUSTEE

_____

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cynthia L. Conger, Trustee of the Cynthia L. Conger Living Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of December, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

_____

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$189,900.00**.

_____

AFFIANT

SWORN TO and subscribed before me this 21st day of December, 2015.

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-24-2019

Brenda Shelby

NOTARY PUBLIC
My commission expires:_____