FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 1, 2016.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-12-17

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027095 DEEDWARR
Recvd: 04/04/16 14:32 2 pgs
Fees:13.00 Taxes:1369.00
20160404-0031885

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Merriman and Amanda Merriman	New owner	**146-12-87**
(NAME) **5014 Manuel Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Donald P. Sumner,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Merriman and Amanda Merriman, 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 Lot No. 27 on the Plan of Crievewood, as of record in Book 2331, Page 99, Register's Office for said County. Said Lot No. 27 fronts 85 feet on the easterly side of Manuel Drive and extends back 207.6 feet on the southerly line and 206.4 feet on the northerly line to a dead line, measuring 85 feet thereon.

Being the same property conveyed to Donald P. Sumner and wife, Sarah M. Sumner, by Warranty Deed from Joe Zeitlin and Martin L. Zeitlin, partners doing business as Martin Construction Company, filed of record on 07/16/1956 in Book 2546, Page 115, Register's Office of Davidson County, Tennessee. The said Sarah M. Sumner having since died vesting property solely to Donald P. Sumner. Donald P. Sumner now married.

Bobbie J. Sumner, current spouse of Donald P. Sumner, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5014 Manuel Drive, Nashville, TN 37211**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **April, 2016**.

Donald P Sumner
Donald P. Sumner

Bobbie J. Sumner
Bobbie J. Sumner

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Donald P. Sumner and Bobbie J. Sumner**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **1st** day of **April, 2016**.

NOTARY PUBLIC

My Commission Expires: 3/9/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County