RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20160029345 DEEDWARR
Recvd: 04/11/16 14:48 2 pgs
Fees:13.00 Taxes:499.50
20160411-0034601

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Tara H. Carter, Music City Title & Escrow, LLC, 525 4th Avenue South, Nashville, TN 37210		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Riverside Developers, LLC 131 Forest Retreat Road Hendersonville, TN. 37075	SEND TAX BILLS TO: Riverside Developers, LLC 131 Forest Retreat Road Hendersonville, TN. 37075	MAP-PARCEL NUMBERS: 08301026300

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

RONALD ODEN, as Administrator of the Estate of Reathella Oden Merrill

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

RIVERSIDE DEVELOPERS, LLC

HEREINAFTER called the GRANTEE, his 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 part of Lot 6 in the Division of the Estate of John Hobson, deceased, in the 11th, formerly 18th Civil District, of record in Minute Book "L", page 363, Circuit Court for Davidson County, Tennessee.

Beginning on the southerly margin of Petway Avenue at a point 973 feet (980' +FM) eastwardly from the easterly margin of McFerrin Avenue, being the northeast corner of lot conveyed to H.E. Herman and wife, by deed from C.W. Russell and wife, of record in Book 720, Page 38, said Register's Office; thence with said Herman's east line, southerly 179 feet to his southeast corner; thence eastwardly and parallel with Petway Avenue 50 ft.; thence northwardly and parallel with said Herman's east line 179 feet to the southerly margin of Petway Avenue; thence with the margin of said Avenue, westwardly 50 feet to the beginning.

Being the same property conveyed to Thomas A. Merrill and wife, Reathella Merrill by warranty deed from Pauline Ferrell and Barthell Sherrod of record in Book 4255, Page 947, in the Register's Office for Davidson County, Tennessee, Thomas A. Merrill having predeceased Reathella Merrill. Reathella Merrill also having since deceased and who died intestate of record in the Circuit Court for Davidson County, Tennessee, case number 15P907.

This is improved property known as **1018 Petway Avenue, Nashville, Tennessee 37206.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 31 day of March, 2016.

Ronald Oden, Administrator of the Estate of Reathella Oden Merrill

RONALD ODEN, Administrator of the Estate of Reathella Oden Merrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **RONALD ODEN, as Administrator of the Estate of Reathella Oden Merrill,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 31st day of March, 2016.



NOTARY PUBLIC
My Commission Expires: 5/6/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $135,000.00.

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2016.



NOTARY PUBLIC

My Commission Expires: 5/6/19