WARRANTY DEED

File #16051-1

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Fleishman	SAME AS NEW OWNER	-083-07-0-098-00
(NAME)	(NAME)	
924 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Leah Roberts and Andrew Merzi, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jane Fleishman, unmarried,** 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 parts of Lots 56 and 57 on the Map of Robert E. Powers Land, as of record in Book 421, Page 56, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by Geo W. Watkins, Surveyor, August 23, 1949, as follows: Beginning at a point in the Westerly margin of Riverside Drive, 23 feet North of the corner of Lots 56 and 57; thence Westerly crossing the line between said lots at 71.0 feet, a total distance of 215.5 feet to a point in the rear line of Lot 57 in the East line of the right-of-way of the L&N Railroad, which point is 46.3 feet South of corner of Lots 56 and 57; thence Southerly 15.7 feet to an iron pin at the Southwest corner of Lot 57; thence with the South line of said Lot 57, Easterly 227 feet to the Westerly margin of Riverside Drive; thence with the margin of same, Northerly 85 feet to the point of beginning.

Being the same property conveyed to Leah Roberts, an unmarried woman and Andrew Merzi, an unmarried man, joint tenants with right of survivorship by Warranty deed from Kelly L. Lockridge, a single woman of record in Instrument No. 20141125-0108822 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 25, 2014. Leah Roberts and Andrew Merzi having since married.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 924 Riverside Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 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 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.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20160029642 DEEDWARR
Recvd: 04/12/16 12:05 2 pgs
Fees:13.00 Taxes:801.98

20160412-0034967

Witness my hand this ~~1st~~ 5th day of April, 2016.

x Leah Roberts

Leah Roberts

x Andrew Merzi

Andrew Merzi

STATE OF New Hampshire
COUNTY OF Merrimack

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Leah Roberts, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of ~~March~~ April, 2016.

My commission expires: 1/27/2021

x Brenda L. Brown
Notary Public

BRENDA L. BROWN
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
- MY COMMISSION EXPIRES JANUARY 27, 2021 -

STATE OF New Hampshire
COUNTY OF Merrimack

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Andrew Merzi, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of ~~March~~ April, 2016.

My commission expires: 1/27/2021

x Brenda L. Brown
Notary Public

BRENDA L. BROWN
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
- MY COMMISSION EXPIRES JANUARY 27, 2021 -

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027