

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2016.

Notary Public

My commission expires: 4.11.2020

BILL GARRETT, Davidson County
Trans:T20160050224 DEEDWARR
Recvd: 06/14/16 09:58 2 pgs
Fees:13.00 Taxes:407.00
20160614-0060024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Parkway, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Merriam and Kristy Merriam	John Merriam and Kristy Merriam	150-06-0-028-00
2965 Cherry Hills Drive	2965 Cherry Hills Drive	
Antioch, TN 37013-1308	Antioch, TN 37013-1308	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mark Austin Chasteen, Personal Representative for The Estate of Michael Allen Chasteen Sr.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Merriam and Kristy Merriam, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Percy Priest Meadows, Section I of record in Plat Book 4675, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael A. Chasteen, unmarried by Warranty deed from John Dowell Fox, Jr. and wife, Leonila Japitan Fox of record in Book 11235, page 787, Register's Office for Davidson County, Tennessee, dated November 30, 1998 and recorded on December 4, 1998. Michael A. Chasteen having since died February 15, 2016. His Will being Probated at Docket No. 16P570 in the 7th Circuit Court for Davidson County, Tennessee at Nashville, Probate Division. Per Article 4.1 of said will the property is to be administered as part of the Estate.

This is improved property known as **2965 Cherry Hills Drive, Antioch, TN 37013-1308.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 4675, Page 110, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4815, Page 647, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 10th day of June, 2016.

The Estate of Michael Allen Chasteen Sr.

By: Mark Austin Chasteen, Personal Representative

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Austin Chasteen, Personal Representative of the Estate of Michael Allen Chasteen Sr. with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 10th day of June, 2016.

My commission expires: 4·11·2020

Notary Public

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

SolomonParks File No. 7016177A