RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

**WARRANTY DEED**

*This instrument prepared by:*
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2721838

*Return to:*

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value for this transfer, whichever is greater, is $ 441,000.00

Affiant

Subscribed and sworn to me, this the 28th day of July, 2016.

Notary Public

My commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

| Property Address: | Property owner and mail tax bills to: | Parcel ID: |
|---|---|---|
| 805 Glenavon Court<br>NASHVILLE, TN 37220 | SAME | Map 161-01-0-B-039.00-CO<br>Parcel |

**THIS INDENTURE** is made effective the 28th day of July, 20 16, by **Aaron S. Justice**, a married person, First Party, for the purpose of conveying the premises described herein to David Benjamin Merrick and Erin Frankrone Merrick* Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

*Husband and Wife

**WITNESSETH:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot 109, Aberdeen Woods, Phase One, Section Two, as shown on plat of record in Plat Book 9700, Page 739, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property further conveyed to Aaron S. Justice by Warranty Deed from P. Jeffrey Wright and wife, Katherine Wright, dated August 28, 2014 of record in Instrument No. 20140902-0079590, Register's Office for Davidson County, Tennessee.

Sarah E. Justice, spouse of Aaron S. Justice, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Plat Book 9700, Page 739; Restrictive Covenants of record in Book 10790, Page 189, Book 11303, Page 555, Book 11714, Page 843, Instrument No. 20000203-0011436, Instrument No. 20030221-0023491 and Instrument No. 20030730-0108227; and Charter of record in Book 10792, Page 896; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

**[CONTINUED ON FOLLOWING PAGE]**

BILL GARRETT, Davidson County
Trans:T20160065545 DEEDWARR
Recvd: 07/29/16 15:35 2 pgs
Fees:13.00 Taxes:1631.70
20160729-0078622

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WHEREOF**, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Aaron S. Justice

**Aaron S. Justice**

Sarah E. Justice

**Sarah E. Justice**

**STATE OF** Ohio )
**COUNTY OF** Lake )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Aaron S. Justice**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Lake County, this the 2 day of July, 2016.

Tracey M. Rodgers

NOTARY PUBLIC

My Commission Expires:

TRACEY M. RODGERS
NOTARY PUBLIC • STATE OF OHIO
My commission expires July 23, 2018

NOTARIAL SEAL • OHIO • STATE OF

**STATE OF** Ohio )
**COUNTY OF** Lake )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Sarah E. Justice**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Lake County, this the 2 day of July, 2016.

Tracey M. Rodgers

NOTARY PUBLIC

My Commission Expires:

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NOTARY PUBLIC • STATE OF OHIO
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NOTARIAL SEAL • OHIO • STATE OF

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.