BILL GARRETT, Davidson County
Trans:T20160066007 DEEDWARR
Recvd: 08/01/16 15:01 2 pgs
Fees:13.00 Taxes:484.70
20160801-0079203

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16 5117

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Kathey Shockley
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece
Notary Public

My Commission Expires: 3/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Hullett 130 Fitzgerald Drive Nashville, TN 37214	Waterstone Mortgage Corp N25 W23255 Paul Road Pewaukee, WI 53072	096-06-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Linda Speight, Trustee of The June A. Merriwether, Trustee U/A/D Nov. 21, 1996**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michelle Hullett, single woman,** hereinafter called the Grantee, her 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 14, DONELSONWOOD, as shown on plat of record in Plat Book 2083, Page 26, 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 conveyed by Quitclaim Deed from June A. Meriwether to June A. Meriwether, Trustee, U/A/D Nov. 21, 1996, as recorded on the 11th day of December, 1996 in Deed Book 10287, Page 802 and Warranty Deed from Carl Batson and M. T. Melvin to Fletcher Thomas Meriwether and wife, June A. Meriwether, as recorded on the 19th day of August, 1953 in Deed Book 2157, Page 369, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 130 Fitzgerald Drive, Nashville, TN37214

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, her heirs and assigns forever; and we do covenant

with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 29th day of July, 2016.

June A. Merriwether, Trustee U/A/D Nov. 21, 1996

Linda Speight

By: Linda Speight, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Speight, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustee of , the within named bargainor, The Estate of June A. Meriwether, Trustee U/A/D Nov. 21, 1996, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Estate of June A. Meriwether, Trustee U/A/D Nov. 21, 1996, by the said Linda Speight as its Trustee.

WITNESS my hand and seal at office this 29th day of July, 2016.

Jessica Lascelle

Notary Public

My Commission expires: 10-18-16

JESSICA P. LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016