File Box 8

PREPARED BY (AND RETURN TO):
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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160079765 DEEDWARR
Recvd: 09/12/16 14:25 2 pgs
Fees:13.00 Taxes:296.00
20160912-0095745

W & I Ref: (DM) Title No.: 58594
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Howard Mertz Vickie Mertz 3113 Forrest Park Avenue Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 12810009900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$80,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Howard Mertz and Vickie Mertz, husband and wife,** hereinafter called the **Grantee,** Grantee's 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. 197 on the Plan of Stacy Square, Section 3 of record in Book 4175, page 154, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dieter H. Sevin, et ux, Ingrid A. Sevin by Warranty Deed from Alice D. Hart, dated October 24, 1977 and recorded on November 1, 1977 of record in Book 5217, page 481, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 18, 1989, recorded on October 20, 1989 of record in Book 7964, page 509, said Register's Office, subject property was conveyed to Ingrid Sevin. Subject property was further conveyed to Dieter H. Sevin by Quitclaim Deed dated November 8, 2011, recorded on November 15, 2011 of record in Instrument No. 20111115-0089181, said Register's Office. The said Dieter H. Sevin has since died. The Will of Dieter H. Sevin of record in Docket No. P6708 in the Chancery Court for Williamson County, Tennessee and of record in Instrument No. 20131115-0118285, said Register's Office, devised all assets to the Dieter Sevin Marital Trust. By Executor's Quitclaim Deed, dated December 4, 2013 and recorded on December 17, 2013 of record in Instrument No. 20131217-0127069, said Register's Office, subject property was conveyed to Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 154, said Register's Office, which Plan shows a 30, foot minimum building setback line from Hicks Road, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as 638 Hicks Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of Sept., 2016

Ingrid A. Sevin, Trustee

Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust

State of Tennessee

County of Davidson

On this 7th day of September 2016, before me the undersigned authority, personally appeared Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PAUL B. ARONTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $80,000.00.

Howard Mendy

Affiant

Sworn and subscribed before me this 8th day of September, 2016.

Notary

My Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018