WARRANTY DEED

File #16466

BILL GARRETT, Davidson County
Trans:T20160114410 DEEDWARR
Recvd: 12/29/16 08:54 2 pgs
Fees:13.00 Taxes:795.50

20161229-0136650

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Rachel Conaster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2016.

Janel L Johnson
Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise E. Mercer	Wilson Bank & Trust	00600003605
(NAME)	(NAME)	
2465 Baker Road	1436 W. Main Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Lebanon, TN 37087	
(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, **Meredith Gould unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise E. Mercer unmarried,** 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:

Being Tract No. 15 of the unrecorded subdivision of the Myers property on Bakers Station Road in the 10th Civil District of and described according to a survey by Odo E. Rhodes, as follows:

Beginning at a point in the center of Bakers Station Road, a corner to Tract# 14 which was conveyed to George L. Fuqua, et ux by Deed of record in Book 3645, page 457, Register's Office for said County; thence with Fuqua N. 49 deg. E. 53 feet to a point in the right of way of the L&N Railroad; thence with the L&N Railroad right of way N. 38 deg. West 250 feet to a point, the corner to Tract# 16; thence S. 46 deg. West 656 feet to the center of Bakers Station Road; thence with the center of said Road S. 52 deg. 30 min. E. 81 feet to a point; thence continuing with the center of said Road S. 61 deg. E. 76 feet to the point of beginning, and containing 3 acres, more or less.

Being the same property conveyed to Meredith Gould from Amanda Dean, as Successor Trustee for The Baker Lovell Trust by Warranty Deed dated October 22, 2015 of record in Instrument No. 20151029-0109943, in the Davidson County Clerk's Office.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 2465 Baker Road, Goodlettsville, TN 37072
(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.

Witness my hand this 14th day of December, 2016.

Meredith Gould

Meredith Gould

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Meredith Gould the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2016.

Notary Public

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212