Return to: Bridgehouse Title

(2)

BILL GARRETT, Davidson County
Trans: T20170010769 DEEDWARR
Recvd: 02/06/17 11:22 2 pgs
Fees: 13.00 Taxes: 721.13
20170206-0012262

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $194,900.00

Bernetta James
Affiant

Subscribed and sworn to before me, this 26th day of January, 2017.

Notary Public

My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bernd G. Mergener **Mary Lee Mergener**	**New Owner**	**Map/Parcel: 142-07-0-C-057.00CO**
262 Myhr Green		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Martha E. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bernd G. Mergener and Mary Lee Mergener, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 57 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123, herein referred to as the "Act") and the provisions of the Master Deed from Ashley Green of record in Book 7184, page 44, and By-Laws Appended thereto at Book 7184, page 71, said Register's Office, as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green of record in Book 7482, page 312, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Martha E. Hill, by Warranty Deed, from Charles H. Hambrick and wife, Joyce B. Hambrick, dated August 5, 2005, of record in Instrument No. 20050808-0093217, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Sewer Line Easement of record in Book 6483, Page 907, Register's Office for DAVIDSON County, Tennessee.
Easement to State of Tennessee of record in Book 5407, Page 643, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 5374, Page 511 and Instrument No. 20060724-0088823, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 7184, Page 44, amended in Book 7482, Page 312 and Instrument No. 20111101-0085880, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 7184, Page 71, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 262 Myhr Green, 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 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/our hand(s) this 26th day of January, 2017.

Martha E. Hill by Bennetta James Attorney in Fact
Martha E. Hill
By: Bennetta James, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bennetta James**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Martha E. Hill for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Martha E. Hill, and is authorized by Martha E. Hill to execute this instrument on his/her behalf.

This the 26th day of January, 2017.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

My Commission Expires: _____ Notary Public

File #: **170013JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027