WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022472 DEEDWARR
Recvd: 03/16/17 11:22 2 pgs
Fees:13.00 Taxes:1709.40
20170316-0025779

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$462,000.00~~

Affiant

Subscribed and sworn to before me, this 13th day of March, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wally Kemp	New Owner	091-16-0
(NAME)	(NAME)	(MAP)
6136 Cockrill Bend Cir.		091.00 AND 376.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Clarice T. Merryman, and Phyllis M. Breedlove and W. L. Breedlove, a married couple, as joint tenants with rights of survivorship, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Wally Kemp, unmarried, and Anthony Garrett, married, as Tenants in Common, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A tract of Land in the Twenty-fifth Civil District of Nashville, Davidson County, Tennessee, and described as follows:

Being a part of Lot No. 501 and 5 feet of the East side of Lot No. 503 of Block 23 in Charlotte Park 1st addition to Nashville, a Plan of which is recorded in Book No. 57, page 103 in the Register's office for Davidson County, Tennessee.

Beginning at a point on the Southwest corner of an alley between Nevada Avenue and Elkins Avenue, the Southerly 90 feet to a dead line; thence along said dead line Westwardly 65 feet to a point; thence 90 feet to the alley; thence along the Southerly margin of said alley 65 feet to the point of beginning.

Affects Parcel: 091-16-0-091.00

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 501 and five feet of to the East side of Lot 503 on Block 23 in Charlotte Park 1st addition to Nashville, a Plan of which is recorded in Book Number 7, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot front together 65 feet on the North side of Third Avenue and extend back Northwardly between parallel lines and with the West side of 5th Street 90 feet to a deadline.

Affects Parcel: 091-16-0-376.00

Being the same property conveyed to Jad A. Duncan, Trustee by Quitclaim Deed from Clarice T. Merryman, widowed, of record in Instrument No. 20100720-0056759, Register's Office for Davidson County, Tennessee, dated July 02, 2010, and recorded on July 20, 2010 and within the same deed the said Jad A. Duncan, Trustee conveyed his interest in the subject property to Clarice T. Merryman, widowed, Phyllis M. Breedlove and W. L. Breedlove, a married couple, as joint tenants with rights of survivorship.

Being also known as 4600 Nevada Ave Nashville, Tennessee 37209.

Affects Parcel: 091-16-0-376.00

Being the same property conveyed to Jad A. Duncan, Trustee by Quitclaim Deed from Clarice T. Merryman, widowed, of record in Instrument No. 20100720-0056760, Register's Office for Davidson County, Tennessee, dated July 02, 2010, and recorded on July 20, 2010 and within the same deed the said Jad A. Duncan, Trustee conveyed his interest in the subject property to Clarice T. Merryman, widowed, Phyllis M. Breedlove and W. L. Breedlove, a married couple, as joint tenants with rights of survivorship.

Being also known as 303 46th Ave N Nashville, Tennessee 37209.

Affects Parcel: 091-16-0-091.00

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4600 Nevada Ave, Nashville, Tennessee 37209

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/our hand(s) this 13th day of March, 2017.

Clarice T. Merryman by Phyllis M. Breedlove, Attorney-in-fact
Clarice T. Merryman by Phyllis M. Breedlove, Attorney-in-Fact

Phyllis M. Breedlove
Phyllis M. Breedlove

W. L. Breedlove
W. L. Breedlove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Phyllis M. Breedlove and W. L. Breedlove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 13th day of March, 2017.

Notary Public

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/6/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Phyllis M. Breedlove with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Clarice T. Merryman, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Clarice T. Merryman.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of March, 2017.

Notary Public

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/6/2020