

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of March, 2017.

NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170027728 DEEDWARR
Recvd: 04/03/17 10:43 2 pgs
Fees:13.00 Taxes:629.00
20170403-0032081

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ray Henein	SAME	15002006100
(NAME)	(NAME)	
537 Moss Landing Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $170,000.00 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 **Steve D. Merryman and Sherri P. Merryman, Trustees of the Merryman Family Revocable Trust, dated March 13, 2009,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ray Henein, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 60 on the plan of Percy Priest Meadows, Section Two, of record in Plat Book 4860, Page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steve D. Merryman and Sherri P. Merryman, Trustees of the Merryman Family Revocable Trust, dated March 13, 2009, by deed from Joseph W. Cole, Jr. and wife, Geneva Cole, dated April 30, 2009, of record in Instrument No. 20090504-0040588, said Register's Office.

This property is __unimproved _X_improved property known as: 537 Moss Landing Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where

the real property is situated.

Witness our hands this 31st day of March, 2017.

Merryman Family Revocable Trust, dated March 13, 2009

BY: _____ Trustee
Steve D. Merryman, Trustee

BY: _____ Trustee
Sherri P. Merryman, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve D. Merryman and Sherri P. Merryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of the Merryman Family Revocable Trust, dated March 13, 2009, and in his capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 31st day of March, 2017.

_____
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122