THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170311030**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $885,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170036466 DEEDWARR
Recvd: 05/01/17 12:41 2 pgs
Fees:13.00 Taxes:3274.50
20170501-0042512

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: William D. Merryman and Erin C. Merryman 2513 SUNSET PLACE Nashville, TN 37212-4813	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10415011400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walter J H Merrill and Katherine Margaret Barnes now known as Katherine Barnes Merrill, married** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William D. Merryman and Erin C. Merryman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being the Westerly portion of Lot No. 25 of the Sunset Park Subdivision as recorded in Book 332, Page 132, Register's Office of Davidson County, and being more fully described as beginning at the Northwest corner of said Lot No. 25 and running Easterly forty-nine (49) feet to a point on the Northerly boundary of Lot No. 25; thence Southerly one hundred sixty and one-half (160.50) feet to a point in the Southerly boundary of said Lot No. 25; thence forty-nine (49) feet Westerly to the Southwest corner of said Lot No. 25 thence Northerly to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Walter J H Merrill, unmarried to Walter J H Merrill and Katherine Margaret Barnes, both unmarried as joint tenants with rights of survivorship, as recorded on the 4th day of June, 2013 in Instrument No. 20130604-0056439; Quitclaim Deed from Walter H. Merrill to Walter J. H. Merrill, unmarried, as recorded on the 4th day of June, 2013 in Instrument No. 20130604-0056438 and Warranty Deed from K. Lemoyne B. Harwell, married to Walter J H Merrill, an unmarried person and Walter H. Merrill, a married person as tenants in common with the right of survivorship, as recorded on the 10th day of August, 2011 in Instrument No. 20110810-0061514, in the Register's Office of Davidson County, Tennessee.

Katherine Margaret Barnes and Katherine Barnes Merrill being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNSET PARK SUBDIVISION, as recorded in Plat Book 332, Page(s) 132.

This is improved property located at 2513 SUNSET PLACE Nashville TN 37212-4813.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2017.

Walter J. H. Merrill

Katherine Margaret Barnes NKA Katherine Barnes Merrill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter J. H. Merrill and Katherine Margaret Barnes NKA Katherine Barnes Merrill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019