THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311059**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170037160 DEEDWARR
Recvd: 05/03/17 08:57 2 pgs
Fees:13.00 Taxes:2016.50
20170503-0043306

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

WARRANTY DEED

Address New Owner: Elizabeth H. Kahn 2514 SUNSET PL Nashville TN 37212-4814	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10415007900

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, **William D. Merryman and wife, Erin C. Merryman** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth H. Kahn, unmarried**, ("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 50 feet of Lot No. 32 on the Plan of Sunset Park, as of record in Plat Book 332, Page 132, Register's Office for said County, described as follows: Said part of Lot No. 32 fronts 50 feet on the Northerly side of Sunset Place, formerly Turner Avenue, and runs back between parallel lines, 160.5 feet to the Southerly line of Lot No. 53. Together with all of Grantors' interest and rights under the Driveway Agreement recorded in Book 2860, Page 114 and Joint Maintenance Agreement for Joint Driveway recorded in Book 10392, Page 556, said Register's Office.

Being the same property conveyed to William D. Merryman and wife, Erin C. Merryman by Warranty Deed from Paul Maple and wife, Ericka Maple, recorded on the 3rd day of November, 2009 in Instrument No. 20091103-0101557, in the Register's Office of Davidson County, Tennessee.

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, as recorded in Plat Book 332, Page(s) 132.

Easement for joint driveway, recorded in Book 2860, Page 114.

Joint Driveway Maintenance Agreement as set forth in instrument recorded in Book 10392, Page 556.

This is improved property located at 2514 SUNSET PL Nashville, TN 37212-4814.

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.

William D. Merryman

Erin C. Merryman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Merryman and Erin C. Merryman, 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: _____

