PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170039297 DEEDWARR
Recvd: 05/09/17 09:38 2 pgs
Fees:13.00 Taxes:1905.13
20170509-0045821

W & I Ref: (RF) Title No.: 58931
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Brant Harrell Michele Steiner Harrell 5508 Granny White Pike Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 15900005200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$514,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stacey Merrill, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Brant Harrell and Michele Steiner Harrell, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-subdivision of part of Lot No. 1 in the partition of the Allen Cotton Jr. Lands, of record in Plat Book 3842, page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas P. Merrill and wife, Stacey D. Merrill by Warranty Deed from Thomas A. Scoggins and wife, Carey A. Scoggins, dated August 1, 2007 and recorded on August 8, 2007 of record in Instrument No. 20070808-0094657, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20151229-0130459, said Register's Office. Thomas P. Merrill, unmarried, conveyed his interest in subject property to Stacey Merrill, unmarried.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3842, page 34, said Register's Office, which Plan shows a minimum building setback line from Granny White Pike, and a 10 foot easement for public utility and drainage purposes along the rear and southerly line of said lot. With a 40 foot area dedicated for widening road lying within. And an easement for TVA transmission line and right of way, along the southerly portion of said lot.
Grant of Easement Transmission to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20121205-0111999, said Register's Office.

This is improved property, known as 5508 Granny White Pike, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2017.

Stacey Merrill

Stacey Merrill

State of Tennessee

County of Davidson

On this 28th day of April, 2017, before me the undersigned authority, personally appeared Stacey Merrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $514,900.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2017.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018