WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056682 DEEDWARR
Recvd: 07/03/17 11:17 2 pgs
Fees:13.00 Taxes:1476.30
20170703-0066713

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$399,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of June, 2017.

Notary Public
My Commission expires: 12-1-2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jane Chaffee	Mortgage Investors Group	08303IH00400CO
96 Creighton Avenue	8320 E. Walker Springs Lane Ste 200	
Nashville, TN 37206	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **MERMEN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jane Chaffee, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. D on the Plan of 1310 Porter Road, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20160728-0077858, as amended in Instrument Number 20170127-0009251, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to MERMEN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from DEVAN MCCLISH, UNMARRIED WITH A 35% UNDIVIDED INTEREST by Quitclaim Deed on July 25, 2016, of record in Instrument Number 20160725-0076552, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of (TO BE ASSESSED) for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083031H00400CO, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Book 332, Page 18 and Instrument Number 20160728-0077858, as amended in Instrument Number 20170127-0009251 , Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20170127-0009251 and 20160728-0077858, Register's Office for Davidson County, Tennessee.

This is improved property known as: **96 Creighton Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 15, 2017.

Mermen Properties, LLC

By: Billy Tatom, Authorized Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Tatom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the authorized member of Mermen Properties LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of June, 2017.

NOTARY PUBLIC My Commission Expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.