BILL GARRETT, Davidson County
Trans:T20170057159 DEEDWARR
Recvd: 07/05/17 11:38 2 pgs
Fees:13.00 Taxes:1017.50

20170705-0067358

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES: 12/15/2020
File No. G17-8634D

NOTARIAL SEAL
STATE OF OHIO

GEORDAYNE TWYMON
Notary Public
In and for the State of Ohio
My Commission Expires
December 15, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew James Harris (NAME)	NEW OWNER (NAME)	16-182
7131 Lama Terra Drive (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donna S. Merrill, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew James Harris**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of RIDGEVIEW ESTATES, SECTION TWO, PHASE 1, of record in Book 6900, Page 181, Register's Office for said County.

SAID Lot No. 1 fronts 203.75 feet on the northerly margin of Lama Terra Drive and extends back 390.14 feet on the westerly line and 330.56 feet on the easterly line to a dead line in the rear, measuring 225.87 feet thereon. THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

BEING the same property conveyed to Kenneth E. Merrill and wife, Donna S. Merrill from Joe N. Smith and Charles Patrick Davis, Both Unmarried, by Warranty Deed dated March 9, 1992, in Book 8571, Page 813, in the Register's Office for Davidson County, Tennessee. The said Kenneth E. Merrill having since died on June 13, 2016, leaving the subject property vested in Donna S. Merrill as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 7104, Page 593 and in Book 7191, page 991, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 181, Register's Office for Davidson County, Tennessee.
3. Deed of conveyance for water main as recorded in Book 7681, page 591, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure as recorded in Instrument # 201107190055218, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7131 Lama Terra Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 30th day of June, 2017.

Donna S. Merrill

June 30, 2017
Date

STATE OF Ohio

COUNTY OF Hamilton }

NOTARIAL SEAL

GEORDAYNE TWYMON
Notary Public
In and for the State of Ohio
My Commission Expires
December 15, 2020

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Donna S. Merrill, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2017.

My Commission Expires: 12/15/2020

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066