Bill Garrett Davidson County
Batch# 8431 DEEDWARR
10/04/2017 10:58:30 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20171004-0101781

WARRANTY DEED

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-8-2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
GRE, LLC	Same	09206016200
(NAME)	(NAME)	
3008 Batavia Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Alvoid Merriwether and Ruby Merriwether, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRE, LLC a 60% undivided interest and Equity Trust Company FBO 20028321 IRA a 20% undivided interest and Equity Trust Company FBO 20028320 IRA a 20% undivided interest, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Nos. 3, 4 and 5 of Block "B" on the map of Fisk University Place as of record in Book 421, page 4 and 5 of the Register's Office for Davidson County, Tennessee, said Lot Nos. 3 and 4 adjoin each other and front together 50 feet on the north side of Batavia Street (formerly Zollicoffer Street) and extend back between parallel lines one hundred fifty (150) feet more or less to an alley in the rear; and said Lot No. 5 adjoins said lot No. 4 on the east side and is described as follows: Beginning at a point on the North Margin of Batavia Street (formerly Zollicoffer Street) at the southwest corner of Lot no. 5; extending thence Northerly along the boundary line between lot nos. 4 and 5, in said plan; thence easterly along the southerly margin of said alley, thirty-five (35) feet to the westerly margin of another alley; thence with the westerly margin of the last named alley southerly sixty-five (65) feet more or less to the south end of said alley; thence westerly twelve (12) feet to a corner of said Lot No. 5; thence with the easterly line of ninety-one (91) feet to the north margin of Batavia Street (formerly Zollicofer Street) thence with the northerly margin of said street, westerly twenty-three and a-half (23 1/2) feet to the beginning.

Being the same property conveyed to Alvoid Merriwether and wife, Ruby Merriwether on 06/26/85, by deed from Thomas Autry Crews and filed of record on 06/08/85 in Book 6601, page 56, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 3008 Batavia Street Nashville TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 09/28/17.

Alvoid Merriwether

Ruby Merriwether

STATE OF
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Alvoid Merriwether Ruby Merriwether with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 09/28/17.

Notary Public

My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19