Bill Garrett Davidson County
Batch# 19043 DEEDWARR
10/27/2017 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20171027-0110527

#33915

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$447,900.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

P-LI-17-1100B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212 33915

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda I. Merritts and Craig G. Merritts	SUNTrust mortgage, INC.	
(NAME)	(NAME)	
1100 B Matthews Place	901 Semmes Ave.	**083-02-0I-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JON DAVID HARPER, UNMARRIED, AND ERIC GATLIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA I. MERRITTS AND CRAIG G. MERRITTS, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of Matthews Place Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140919-0086310, in the Register' s Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jon David Harper and Spouse, Eric Gatlin by Warranty deed from MK2 Properties, GP, a Tennessee general partnership of record in Instrument No. 20150915-0093343 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 15, 2015. The said Jon David Harper and Eric Gatlin having since divorced on October 4, 2017.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 1424, Page 61;
- Covenants, Conditions and Restrictions of record in Instrument No. 20140919-0086310;
- Restrictions of record in Book 1663, Page 314, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1100 B Matthews Place, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 25th DAY OF OCTOBER, 2017.

Jon David Harper by Loy Carney, Attorney-In-Fact

Eric Gatlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JON DAVID HARPER, and who acknowledged he/she/they executed the same as the free act and deed of the said JON DAVID HARPER.

Witness my hand and official seal, this the 25th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC GATLIN, the within named bargainor, 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 the 25th of October, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

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

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

