This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 43216 DEEDWARR
01/02/2018 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20180102-0000337

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 199,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30th day of December, 2017.

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Howard Allen Merritt
205 Wheeler Avenue
Nashville. TN 37211
SEND TAX BILLS TO:
Howard Allen Merritt
205 Wheeler Avenue
Nashville, TN 37211
MAP AND PARCEL NUMBER: Tax ID #: 13307007800

WARRANTY DEED

17NT00286

Effective the 30th day of December, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

HOWARD ALLEN MERRITT (1/2 INTEREST)
AND WILLIAM GERALD MERRITT (1/2 INTEREST)
AS RESIDUAL DEVISEES UNDER
THE LAST WILL AND TESTAMENT OF ROBERTA BELL MERRITT.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HOWARD ALLEN MERRITT, MARRIED

Hereinafter called the GRANTEES, their 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. 29, NORMA HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 29 FRONTS 88 FEET ON THE SOUTHERLY SIDE OF WHEELER AVENUE AND RUNS BACK 167.9 FEET ON THE EASTERLY LINE AND 129.7 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 98.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HOWARD ALLEN MERRITT (1/2 INTEREST) AND WILLIAM GERALD MERRITT (1/2 INTEREST) AS RESIDUAL DEVISEES UNDER THE LAST WILL AND TESTAMENT OF ROBERTA BELL MERRITT WHO DEPARTED THIS EARTH ON MAY 27TH, 2016 AND WHOSE LAST WILL AND TESTAMENT IS OF RECORD IN DAVIDSON COUNTY, TENNESSEE PROBATE COURT AS CASE NUMBER 16P1068.

BEING THE SAME PROPERTY CONVEYED TO WALTER A. MERRITT AND WIFE, ROBERTA B. MERRITT BY WARRANTY DEED FROM THOMAS L. MCCORMICK AND WIFE KAY ERWIN MCCORMICK AS RECORDED 7-26-56 IN BOOK 2548, PAGE 90.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
205 WHEELER AVENUE, NASHVILLE, TN 37211-3218.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this 30th day of December, 2017.

Howard Allen Merritt

HOWARD ALLEN MERRITT
RESIDUAL DEVISEE UNDER THE LAST WILL AND TESTAMENT OF ROBERTA BELL MERRITT.

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Howard Allen Merritt**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this this 30th day of December, 2017.

Notary Public

My commission expires: 3.10.19

STATE OF TENNESSEE NOTARY PUBLIC — GID VAN DER HEYDEN — DAVIDSON COUNTY

William Gerald Merritt

WILLIAM GERALD MERRITT
RESIDUAL DEVISEE UNDER THE LAST WILL AND TESTAMENT OF ROBERTA BELL MERRITT.

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **William Gerald Merritt**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this 30th day of December, 2017.

Notary Public

My commission expires: 3.10.19

STATE OF TENNESSEE NOTARY PUBLIC — GID VAN DER HEYDEN — DAVIDSON COUNTY

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY