WARRANTY DEED

Bill Garrett Davidson County
Batch# 47197 DEEDWARR
01/11/2018 12:56:30 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20180111-0003884

M-CBB-17-1605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-25-18 (AFFIX SEAL)

AURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George T. Davis	New Owner	
(NAME)	(NAME)	**053-09-0B-021.00-CO**
1605 Cumberland Station Boulevard		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT B. MERRITT, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GEORGE T. DAVIS, AN UNMARRIED MAN,** hereinafter called the Grantee, his 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 Lot No. 221 on the Plan of Setione One, Cumberland Station at Wilson Camp of record in Plat at Instrument No. 20011009-0109759, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert B. Merritt, married by Warranty deed from Charles J. Ragsdale and wife, Claire B. Ragsdale, a/k/a Claire Benet Ragsdale of record in Instrument No. 20140703-0058961 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 03, 2014.

This conveyance is subject to:

- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record as Instrument Number 20011009-0109759, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011015-0112096, as amended in Instrument No. 20020722-0087864, Instrument No. 200209190114055, Instrument No. 20020919-0114056, Instrument No. 20031030-0159798, Instrument No. 20031030-0159799, Instrument No. 20041115-0136852, Instrument No. 20041115-0136853, Instrument No. 20060213-0017249, Instrument No. 20061024-0131768, and Instrument No. 20061024-0131769, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10585, Page 496, in the Register's Office for Davidson County, Tennessee.
- Charter of Cumberland Station at Wilson Camp Homeowner's Association, Inc., of record in Instrument Number 20011017-0113082, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Cumberland Station at Wilson Camp Homeowner's Association, Inc. of record in Instrument Number 20011126-0128251, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1605 Cumberland Station Boulevard, Madison, Tennessee 37115**.

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 hand this the 10th DAY OF JANUARY, 2018.

Robert B. Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT B. MERRITT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of January, 2018.

Notary Public

My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
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, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019