(1)

Bill Garrett Davidson County
Batch# 66076 DEEDWARR
03/07/2018 09:44:26 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180307-0021408

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2018.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Madeline Merryman** | **Madeline Merryman** | **072-04-0-259.00** |
| **1416 Janie Ave** | **1416 Janie Ave** | |
| **Nashville, TN 37216** | **Nashville, TN 37216** | |
| | | |

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 HEREBY ACKNOWLEDGED, I,

**Carolyn Wood, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Madeline Merryman, unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land being located in Davidson County, Tennessee, being Lot No. 16, Block "E", on the Map of Country Club Estates, of record in Book 843, page 95, said Register's Office.**

**Said Lot No. 16 fronts 100 feet on the westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line.**

**Being the same property conveyed to PAUL LUNA AND WIFE, ANNA L. LUNA, by deed from DAN LEECH AND WIFE, MABEL LEECH, of record in Book 2036, page 87, dated February 5, 1952, said Register's Office.**
**Further being the same property conveyed to ANN L. LUNA, being one and the same as ANNA L. LUNA, by quitclaim deed from PAUL LUNA, of record in Book 5114, page 205, dated February 7, 1977, said Register's Office.**

**Being the same property conveyed to CAROLYN WOOD, by deed from ANN L. LUNA, of record in Instrument No. 20171002-0100310, dated September 29, 2017, said Register's Office.**

**Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1416 Janie Ave, Nashville, TN 37216**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 6th day of March, 2018.

Carolyn Wood

**Carolyn Wood**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carolyn Wood**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **March, 2018.**

**Notary Public**

**My Commission Expires:** 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY