G#30609-2

BOX #14

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1736

Bill Garrett Davidson County
Batch# 87353 DEEDWARR
05/02/2018 09:45:15 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20180502-0041491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Kathy Goodson
Affiant

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of April, 2018

Anna Agee
Notary Public
My Commission Expires: 3-8-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John B. Merritt, III 1321 Kermit Drive Nashville, TN 37217	Peoples Home Equity, Inc. 5205 Maryland Way, Suite 100 Brentwood, TN 37027	120-02-0-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brian Bandas, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John B. Merritt III, a single man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 228 on the Plan of Miro Meadows, a Subdivision of The Temple O. Harris Farm, as of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian Bandas, married by Warranty Deed from Thomas Riley Rediker and David Michael Rediker and William Martin Rediker and Steven Wayne Rediker, recorded on the 3rd day of January, 2018 in Instrument No. 20180103-0000890, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1321 Kermit Drive, Nashville, TN 37217.** The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2018.

GRANTOR:

Brian Bandas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Bandas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2018.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019